

**Wallingford Proposed
Neighbourhood Plan Area
Consultation Report**



Listening Learning Leading

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INTRODUCTION

1. This document provides a record of the publication that took place on the Wallingford Neighbourhood Plan Area Publication. The report breaks down the specific publication methods that were utilised, along with the main findings from the publication process. Response rates are anticipated to be low for this formal publication, when compared with that of other planning policy consultations. The reason is that this publication is merely looking at the suitability of the neighbourhood plan area. A higher response rate is expected with consultation on the neighbourhood plan itself.
2. This publication process is to allow the formal submission of a neighbourhood plan application. The application is submitted by Wallingford Town Council as the relevant body for this process. This process must take place before the district council as the local planning authority can formally designate the neighbourhood planning area for the settlement.
3. The main aim of this publication is to
 - Provide notification of the proposed area for neighbourhood planning – this is the town of Wallingford
 - Provide notification of the proposed neighbourhood planning body – Wallingford Town Council
 - Provide an opportunity for stakeholders to comment on the proposed area before the area is designated.
4. A copy of the formal neighbourhood plan application is available to view in appendix 1. This application is a statutory requirement of the area designation process¹.

REGULATIONS AND GOVERNMENT GUIDANCE

1. The regulations for this process provide clarity on what must be provided in order to make this a legally compliant publication process. As the local planning authority we must publicise on our website and in manner that brings the information to the attention of those that live, work or carry out business in the proposed neighbourhood area, the following:
 - A copy of the area application (essentially a statement and a map of the proposed neighbourhood plan area); and
 - Details of how to make representations;
2. We must ensure that the publication period is not less than four weeks and that the area is designated within eight weeks of first publication¹.
3. With all the publication methods that are identified in the table under paragraph 11, we believe that we have more than adequately met the regulatory requirements for

¹ Town and Country Planning –The Neighbourhood Planning (General) (Amendment) Regulations 2015

this publication period. When undertaking these publication exercises, we attempt to liaise with the relevant town or parish council, to ensure we have the best local knowledge to support the publication process.

4. The government has produced a number of different guidance documents to assist local communities producing a neighbourhood plan. The council has also produced a guidance document to help local communities navigate their way through the suite of documents that are available under the neighbourhood planning and community led planning processes. This information is available to view by visiting our website <http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/neighbourhood-plans>. We are in the process of updating this guidance and this will be launched on our website in due course.

PREVIOUS CONSULTATION STAGES

5. Wallingford Town Council has undertaken some community engagement work to ascertain the community interest for a potential Wallingford Neighbourhood Plan.
6. Indirectly, the community of Wallingford has had a lot of community interest generated about housing development in the local area, through previous development site proposals in the South Oxfordshire Core Strategy. A strategic site for a new greenfield neighbourhood has now been allocated through the Core Strategy, but proposals are still in the community consciousness.

CURRENT PUBLICATION PERIOD

7. The publication period ran from 11 March to 8 April 2015. The publication period was triggered by an advertisement in the local newspaper for the area. In this instance this was Oxfordshire Herald Series.
8. We held a four week consultation, in line with the regulatory requirements². The consultation ran over the Easter holiday period, but due to the new constraints in designation turn around, we are unable to extend the publication period.
9. A breakdown of the overall timescale is as follows:

Items	Dates (2015)
Press adverts submitted	6 March 2015
Formal consultation period (4 weeks)	11 March- 8 April 2015
Processing of responses and revisions arising	2 weeks depending on response content and amount
Delegated approval	TBC
Formal designation	Due by 7 May 2015

² Town and Country Planning –The Neighbourhood Planning (General) (Amendment) Regulations 2015

PUBLICATION ACTIVITIES

10. The following publication activities were identified as suitable for this exercise. We liaised with the clerk for the affected area to try and establish the most suitable mechanisms to take forward. The local knowledge of the clerk/neighbourhood planning group is important in ensuring that this publication process utilises the most appropriate mechanisms with the limited resources available to us. This approach has also allowed us to make use of their local contacts and networks. These approaches take into account recommendations from our Statement of Community Involvement (SCI)⁴ and minimum standards set out by regulations. The method of promotion used along with any additional information is displayed in the following table. The shaded areas are what could be considered as regulatory minimums and the none-shaded areas are those considered over and above this approach.

Principal methods of consultation

11. The table provides further information on the methods of consultation that we will look to use for publication of the proposed neighbourhood plan area. The table provides further information on the main aims that we want to achieve with each identified consultation activity. We have provided specific dates for some events, but also date ranges for some activities, where appropriate.

Proposed method of consultation	Description and Aim	Date
Hard copies of publication material available in the district council offices	To provide an opportunity for local communities to access hard copy versions of the proposed publication area and neighbourhood planning organisation publication material.	11.03.15
Hard copies of publication material available via Wallingford Town Council	To provide improved access to local community representatives trying to access publication material associated with Wallingford Neighbourhood Plan Area publication process.	11.03.15
Correspondence sent out to targeted stakeholders from the planning policy consultation database	To improve the notification process associated with the Wallingford Neighbourhood Plan Area publication process. The stakeholders that will be targeted are all statutory stakeholders, planning agents and landowners and all those with a Wallingford reference within their address details	11.03.15
Hard copies of publication material available via Wallingford Library	To provide an additional method for the local community to access hard copy versions of the proposed neighbourhood plan application.	11.03.15
Article sent to the Window of Wallingford local magazine	To improve and widen information distributed regarding the neighbourhood plan area consultation using local resources.	09.03.15 (submission deadline)
Correspondence sent out to Wallingford Town Council's key contacts	Information sent out to widen distribution of information at a local level and ensure that contacts that Wallingford Town Council want involved are contacted as part of the consultation. (Wallingford Town Council has identified a number of contacts through their local distribution information)	11.03.15

Press notice released to local newspapers	To help widen the notification process and pick up local community representatives unaware of the neighbourhood plan process. The Oxford Times will be the main advert used, due to higher readership rates.	Submitted 06.03.15 released 11.03.15
Information held on the council's website	To provide a quick and easy method of obtaining publication data. This will link from the general neighbourhood planning section of the council's website. The council's new online consultation system will also be used to promote the publication.	11.03.15
Public notice/posters (parish council notice boards)	To improve the visibility of the publication process, using local sources.	11.03.15
Information sent to adjacent councils	To ensure that neighbouring parishes are aware of the publication process, we will send letters/e-mails along with relevant information to adjacent councils to ensure that they are aware of the Wallingford Neighbourhood Plan Area Publication process. This includes the adjoining planning authorities. Adjacent parish councils identified are Cholsey, Brightwell cum Sotwell, Crowmarsh; nearby parish councils are Warborough and Benson Parish Councils.	11.03.15

PUBLICATION RESPONSES

12. In total we received 17 responses to this publication process. Three objections were received to the application. Five representations were received in support of the proposed application. The others raised general comments or offered no comments at this stage.

Web portal comments	17
Emails	0
Letters	0
Totals	17

Key issues generated

13. Objections were received from three individuals, summarised as follows. Ms Jane Randle was pleased that Winterbrook was included following parish boundary changes, but surprised that Crowmarsh village is not included as there is strong interaction between Wallingford and Crowmarsh. Residents of Crowmarsh rely on the services and facilities of the town and residents of Wallingford use the primary school in the village. She suggested that unless Crowmarsh residents are doing their own plan, it would be more sensible in planning terms to include the whole community as this would be a community plan rather than exclude a large number of local residents.
14. Mr Richard Bakesef objected the proposed boundary on the ground that it should include more of the fields to the north of the town that, perversely, are currently considered to be part of the parish of Brightwell-cum-Sotwell. The huge area covered by Brightwell's Neighbourhood Plan may follow the historic lines of their parish boundary, but they do not reflect the urban and population growth in this area since the beginning of the 20th century. A fairer alternative approach would be to re-draw the contorted boundary between these two Neighbourhood Plan maps from the Slade End roundabout (connecting Wantage Road to the A4130) in a straight north easterly direction all the way to the River Thames. The area to the south of this straight new boundary line should then be included in the neighbourhood Plan for Wallingford.
15. Ms Anne Robinson made no comment on the boundary as such but opposed the idea of neighbourhood plan for putting so many houses in such a small area.
16. Oxfordshire County Council had no objection to the neighbourhood plan boundary given that it is consistent with the parish boundary in force from April 2015 (which it is). They note that the boundary includes the Slade Farm Site B allocation in the Core Strategy.

17. English Heritage supported the Wallingford Neighbourhood Area and wish to be consulted closely on further land-use issues.
18. Individual respondents Mr Mark Leedale, Mr Patrick Hardiman, Mrs Jackie Logan and Mrs Rebecca Chiazzese all supported the Wallingford Neighbourhood Area designation. Dr Sue Roberts supported the Wallingford Neighbourhood Plan area application however feels it may have been better also to include Crowmarsh and Brightwell, as it could help to consider the area in a more rounded way.
19. The Health and Safety Executive advised that there are two pipelines within the proposed neighbourhood area and specified what compatible uses would be within the buffer zones of these pipelines. They asked to be consulted in future stages.
20. Natural England had no comments to make now, but wishes to be consulted in the future stages.
21. The Marine Management Organisation and Scottish & Southern Energy Power Distribution responded that they had no comments to make.
22. The Coal Authority had no comments and does not want to be consulted further on this plan.
23. Aylesbury Vale District Council and the Royal Borough of Windsor and Maidenhead District Council replied to explain that they had no comments.

OUTCOMES

The results of this publication stage will be used by the council to decide whether or not to approve the submitted Wallingford Neighbourhood Application. They will also be used to confirm whether Wallingford Parish Council can be designated as the relevant neighbourhood planning body. The decision will be taken by the Head of Service for Planning or the Cabinet holder for Planning Policy.

APPENDIX 1 – APPLICATION

Neighbourhood Planning Area Designation Application Form



Application to designate a Neighbourhood Area
Town and Country Planning Act 1990
Neighbourhood Planning (General) Regulations 2012



1. Single point of contact regarding the Neighbourhood Plan

Title: First Name: Surname:

Address:

Postcode: Telephone:

Email:

2. Parish clerk details (if different from those above)

Title: First Name: Surname:

Address:

Postcode: Telephone:

Email:

3. Relevant Body

Please confirm that you are the relevant body to undertake neighbourhood planning in your area in accordance with section 61G of the 1990 Act and section 5C of the 2012 Regulations.

Yes No

Name of Relevant Body:

Note: in areas covered by a town or parish council, the town or parish council is the relevant body. For applications covering more than one parish area, please nominate a lead parish to act as the Relevant Body. If your area is not covered by a parish council (only a parish meeting), please contact the Planning Policy Team before making your application.

4. Extent of area

Please attach an OS plan showing the extent of the proposed Neighbourhood Area and indicate below the relationship of the proposed area to parish boundaries. For further information about obtaining OS maps please see note 1.

Proposed area covers the whole of a single parish boundary area:

Proposed area covers part of a single parish boundary area:

Proposed area covers multiple parish boundary areas:

5. Applications covering more than one parish area:

If your application area covers more than one parish area, please list the parishes covered by the area application, the extent of the parish included and obtain consent from the parish by getting them to sign below:

Name Town/Parish Council	Extent of parish included in Neighbourhood Area	Name and Position	Authorising Signature
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

By signing this form your Parish Council is agreeing to the inclusion of part or the whole of your parish into the Neighbourhood Area named below and shown on the attached OS map.

6. Name of Neighbourhood Area

Please give the name by which your Neighbourhood Area will be formally known

Wallingford

7. Intention of neighbourhood area:

Please indicate which of the following you intend to undertake within your neighbourhood area:

Neighbourhood Development Plan: Neighbourhood Development Order: Community Right to Build Order: **8. Reasons for considering the area appropriate**

Please briefly describe below why you consider this area is appropriate to be designated as a Neighbourhood Area:

The area indicated on the map follows the lines of the Town boundary (as amended during the Community Governance Review) and is considered appropriate to be designated as a Neighbourhood Area. The Town Council wish to create policies and proposals with the NDP to cover the area indicated.

9. Previous applications

Has this relevant body previously submitted an application to designate a neighbourhood area, which has not yet been determined?

Yes No **10. Withdrawal of previous application**

If you answered 'yes' to question 9 above, please sign below to withdraw your previous application

I/we hereby wish to withdraw any previous application/s to designate a neighbourhood area made by this relevant body

Name: Date: Signature: **11. Declaration**

I/we hereby apply to designate Neighbourhood Area as described on this form and the accompanying plan.

Name: Date: Signature: **Please return the form to:**

Vale of White Horse District Council
Benson Lane, Crowmarsh Gifford,
Wallingford, Oxfordshire, OX10 8ED

or

South Oxfordshire District Council
Benson Lane, Crowmarsh Gifford,
Wallingford, Oxfordshire, OX10 8ED

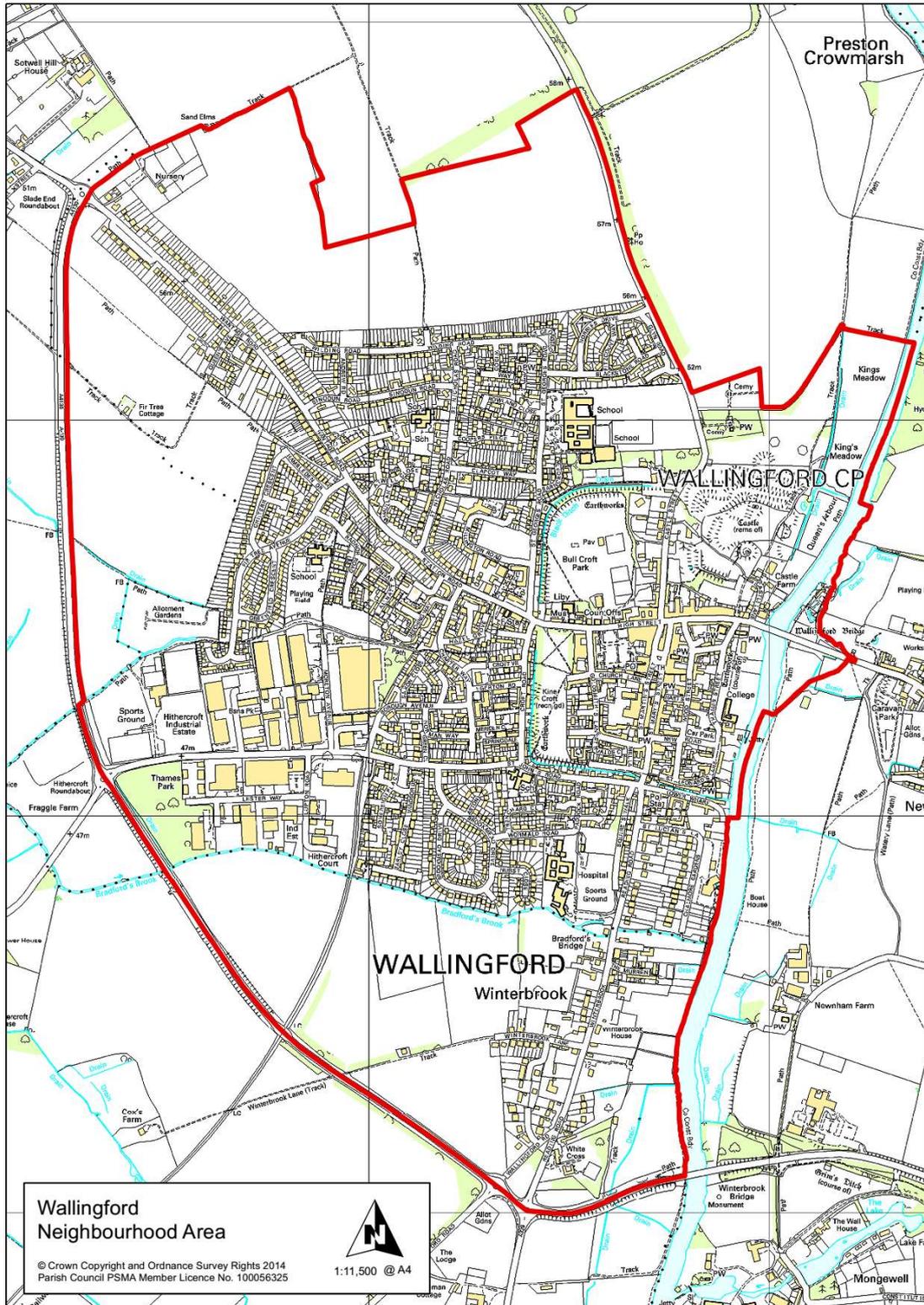
planning.policy@whitehorsedc.gov.uk

or

planning.policy@southoxon.gov.uk

Publications of applications to the Council's website.

Please note, as required under the Neighbourhood Planning (General) Regulations 2012, a copy of this form and accompanying information will be published on the Council's website. However, all personal information, with the exception of the name and address of the main contacts, will be redacted from the website. The complete form will be available to view in the council offices. If you require any further clarification, please contact the Planning Policy Team.



APPENDIX 2 PUBLICATION



South Oxfordshire District Council
Public Notice

Notice of publication of proposed Wallingford
Neighbourhood Plan Town and Country
Planning(General) Neighbourhood Planning Regulations
amended 2015 and Localism Act 2011

Name of proposed Neighbourhood Area
Wallingford

Subject matters

Wallingford Town Council (as a relevant body) has submitted proposals to undertake a Wallingford Neighbourhood Plan. The proposed area follows the parish boundary of Wallingford (as of April 2015). You can view the details of the area proposed and confirmation of this statement by visiting: www.southoxon.gov.uk/neighbourhoodplans and clicking on the Wallingford

The neighbourhood plan is a way for the town or parish council to help shape how their community develops over the coming years. This is not a formal consultation on the neighbourhood plan, merely the identification of the potential area where the plan is to cover.

View the consultation documents

Copies of the neighbourhood plan application are available to view at the district council offices (Abbey House, Abbey Close, Abingdon, OX14 3JE) Monday – Thursday 9.00 am – 5.00 pm and Friday 9.00 am – 4.30 pm, Wallingford library during normal opening hours or online using the link above.

How to respond

We are opening a four week publication period on the application. This starts from Wednesday 11 March 2015 – 8 April 2015. This is an opportunity to comment on the proposed area.

You can comment using our online consultation system, by visiting consult.southandvale.gov.uk/south. If you have not already done so, you will need to register to use our system.

Alternatively you can send comments through to planning.policy@southoxon.gov.uk or via post Planning Policy, South Oxfordshire district council, using the address above.

The council will use the comments to decide whether the area submitted for the joint plan is suitable or not. Please be aware that all comments received will be made available to the public to view.

APPENDIX 3 SUMMARY RESPONSES

	Consultee	Organisation/ Agent	Support proposed area?	Comments	Council's Response
1.	English Heritage		Yes	No objection to proposal. English Heritage is expecting that as Neighbourhood Planning Fora such as that for Wallingford consults them on preparing Neighbourhood Plans they will value advice on how best to understand what heritage they have and assistance on preparing appropriate policies	Support noted
2.	Health and Safety Executive (Risk assessment)		-	Inform that two pipelines run through the proposed neighbourhood area: HSE Ref: 12246 Transco Ref: 2740 – 9” Feeder Chalgrove/East Ilsley HSE Ref: 7091 Transco Ref: 1362 – 7” Feeder Chalgrove/Didcot PS When consulted on land-use matters, the HSE where possible will make representations to ensure that compatible development within the consultation zones of major hazard installations and major accident hazard pipelines (MAHPs) is achieved. HSE acknowledges that early consultation can be an effective way of alleviating problems due to incompatible development at the later stages of the planning process. HSE gives advice on neighbourhood plans with reference to the condition	Information and comments noted

				that neighbourhood plans or Orders must be in general conformity with the strategic policies of the Local Plan, and that neighbourhood plans or Orders must be compatible with European Union obligations, as incorporated into UK law, in order to be legally compliant (Planning Practice Guidance – Neighbourhood Planning – Para 065	
3.	The Coal Authority		-	Outside the defined coalfield area, so doesn't want to be consulted further.	Noted
4.	Scottish and Southern Energy Power Distribution (SSE)		-	No comments	Noted
5.	Oxfordshire County Council		Yes	Oxfordshire County Council has no objection to the neighbourhood plan boundary given that it is consistent with the parish boundary in force from April 2015. We note that the boundary includes the Slade Farm Site B allocation in the Core Strategy.	Support noted
6.	Miss Jane Randle		No	I note that the designated area now includes Winterbrook which is great news following the recent boundary changes. Surprised that Crowmarsh village is not included in the designated area as there is a strong interaction between Wallingford and Crowmarsh. Residents of Crowmarsh rely on the services and facilities of the town and residents of Wallingford use the primary school in the village. So would it be more sensible in planning terms to include the whole community as this would be a community Plan rather than exclude a large number of local residents? Unless Crowmarsh residents are doing their own plan but that would seem illogical.	Comments noted. This is not considered to outweigh the advantages of following the parish boundary line; a local authority is required to have regard to the desirability of designating the whole of the area of a parish council as a neighbourhood area under 61G(4) of the

					Town and Country Planning Act 1990, and the Wallingford and Crowmarsh parish boundaries were considered and the Wallingford boundary revised only recently through a Community Governance Review.
7.	Aylesbury Vale District Council		-	No comments	Noted
8.	Natural England		-	Wish to be consulted on Draft Neighbourhood Plans, if the Parish council considers the proposals may affect their interest. They must be consulted on draft Neighbourhood Development Orders or Community Rights to Build Orders. They must also be considered in relation to SEA, HRA type issues	Comments noted
9.	Royal Borough of Windsor and Maidenhead		-	No comments	Noted
10.	Marine Management Organisation		-	No comments	Noted
11.	Mr Mark Leedale		Yes	We welcome the involvement in the Neighbourhood Plan as this will assist in defining the growth strategy	Support noted
12.	Mr Patrick Hardiman		Yes		Support noted
13.	Mrs Jackie Logan		Yes		Support noted
14.	Dr Sue Roberts		Yes	It may have been better also to include Crowmarsh and Brightwell, if this helped to consider our area in a more rounded way. Perhaps we can liaise with them and help one another with our plans.	Support noted

15.	Ms Anne Robinson		No	Putting so many houses in such a small area? I thoroughly oppose such an ill-conceived plan	Comments noted.
16.	Mr Richard Bakesef		No	Although the area proposed in this Neighbourhood Plan follows the new parish boundary of Wallingford that is due to come into force next month, it should include more of the fields to the north of the town that, perversely, are currently considered to be part of the parish of Brightwell-cum-Sotwell! The huge area covered by Brightwell's Neighbourhood Plan may follow the historic lines of their parish boundary, but they do not reflect the urban and population growth in this area since the beginning of the 20th century. A fairer alternative approach would be to re-draw the contorted boundary between these two Neighbourhood Plan maps from the Slade End roundabout (connecting Wantage Road to the A4130) in a straight north easterly direction all the way to the River Thames. The area to the south of this straight new boundary line should then be included in the Neighbourhood Plan for Wallingford.	Comments noted. This is not considered to outweigh the advantages of following the parish boundary line; a local authority is required to have regard to the desirability of designating the whole of the area of a parish council as a neighbourhood area under 61G(4) of the Town and Country Planning Act 1990, and the Wallingford and Brightwell-cum-Sotwell parish boundaries were considered and revised only recently through a Community Governance Review.
17.	Mrs Rebecca Chiazzese		Yes		Support noted