

# Garsington Consultation on Significant Modifications - publicity period

## Response 1

Response ID BHLF-6C7E-HTTU-T

Submitted to Garsington Neighbourhood Plan: Consultation on Significant Modifications  
Submitted on 2024-03-21 13:45:52

### Part A - Personal Details

1 Are you completing this form as an:

Organisation

2 Please provide your contact details below.

Title:

█

Name:

██████████

Job title (if relevant):

Planning Policy Officer (Neighbourhood)

Organisation (if relevant):

South Oxfordshire District Council

Organisation representing (if relevant):

Address line 1:

Abbey House

Address line 2:

Abbey Close

Address line 3:

Abingdon

Postal town:

Oxford

Post code:

OX14 3JE

Telephone number:

██████████

Email:

██████████@southandvale.gov.uk

### Part B - Your comments

3 Please provide your comments below.

Your Comments:

South Oxfordshire District Council has worked to support Garsington Parish Council in the preparation of their neighbourhood plan.

In order to fulfil our duty to guide and assist, we commented on the emerging Garsington Neighbourhood Development Plan (NDP) during previous consultations including Regulations 14 and 16 of the Neighbourhood Planning (General) Regulations 2012 (As Amended).

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

You can upload supporting evidence here:

Garsington Significant Modifications Comments.pdf was uploaded

4 If appropriate, you can set out what change(s) you consider necessary to make the plan able to proceed below.

What changes do you consider necessary for the plan to meet the basic conditions?:

You can upload supporting evidence here:

No file uploaded

5 Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the plan?

████████████████████

Finally...

12 How did you find out about the Garsington Neighbourhood Plan consultation on Significant Modifications? Please tick all that apply. █████

████████████████

Policy and Programmes

**HEAD OF SERVICE: TIM ORUYE**



Listening Learning Leading

**Contact officer:** [REDACTED]

[REDACTED]@southandvale.gov.uk

Tel: 01235 422600

21 March 2023

**Garsington Neighbourhood Development Plan – Comments on the proposed Significant Modifications.**

South Oxfordshire District Council has worked to support Garsington Parish Council in the preparation of their neighbourhood plan.

In order to fulfil our duty to guide and assist, we commented on the emerging Garsington Neighbourhood Development Plan (NDP) during previous consultations including Regulations 14 and 16 of the Neighbourhood Planning (General) Regulations 2012 (As Amended).

The Independent Examiner for the NDP issued a Clarification Note, which set out initial comments on the submitted plan and areas where further clarification would be helpful. In response to the issues raised in the Clarification Note, Garsington Parish Council has undertaken further work. As a result of that work, it now proposes modifications to the Plan. The independent examiner advised that the significance of the Parish Council's proposed modifications to the Plan triggered the need for a further round of consultation.

The council has considered the proposed modifications in consultation with relevant specialists across the council. The council is supportive of the modifications proposed by Garsington Parish Council.

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

[REDACTED]  
**Planning Policy Officer (Neighbourhood)**

# Response 2

Response ID BHLF-6C7E-HTTY-X

Submitted to Garsington Neighbourhood Plan: Consultation on Significant Modifications  
Submitted on 2024-03-28 09:40:23

## Part A - Personal Details

1 Are you completing this form as an:

Organisation

2 Please provide your contact details below.

Title:

Name:

[REDACTED]

Job title (if relevant):  
Historic Places Advisor

Organisation (if relevant):  
Historic England

Organisation representing (if relevant):

Address line 1:  
4th Floor, The Atrium

Address line 2:  
Cannon Bridge House

Address line 3:  
25 Dowgate Hill

Postal town:  
London

Post code:  
EC4R 2YA

Telephone number:  
02079733700

Email:  
[REDACTED]@HistoricEngland.org.uk

## Part B - Your comments

3 Please provide your comments below.

Your Comments:

Please find attached our response to the above consultation  
Best wishes

[REDACTED]

[REDACTED] (she/her) Grad.Dipl. Cons (AA) FRSA  
Historic Places Advisor , Historic England , London and South East Region  
Working Pattern Monday to Thursdays and alternate Fridays

You can upload supporting evidence here:  
Garsington Significant Modifications Comments.pdf was uploaded

4 If appropriate, you can set out what change(s) you consider necessary to make the plan able to proceed below.

What changes do you consider necessary for the plan to meet the basic conditions?:

You can upload supporting evidence here:

No file uploaded

5 Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the plan?

████████████████████

Finally...

12 How did you find out about the Garsington Neighbourhood Plan consultation on Significant Modifications? Please tick all that apply.

████████████████████



Historic England

By email only to: [planning.policy@southandvale.gov.uk](mailto:planning.policy@southandvale.gov.uk)

Our ref: PL00771862  
Your ref Garsington Neighbourhood Plan

Main: 020 7973 3700  
[e-seast@historicengland.org.uk](mailto:e-seast@historicengland.org.uk)  
[REDACTED]@historicengland.org.uk

Date: 28/03/2024

Dear Sir or Madam

### **Garsington Neighbourhood Plan Regulation 16 Modifications Consultation**

Thank you for inviting Historic England to comment on the Regulation 16 Submission version of this Neighbourhood Plan.

We do not consider it necessary for Historic England to provide detailed comments at this time. We would refer you to previous comments submitted at Regulation 14 stage, and for any further information to our detailed advice on successfully incorporating historic environment considerations into a neighbourhood plan, which can be found here: <https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>

We would be grateful if you would notify us on [eastplanningpolicy@historicengland.org.uk](mailto:eastplanningpolicy@historicengland.org.uk) if and when the Neighbourhood Plan is made by the council. To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed plan, where we consider these would have an adverse effect on the historic environment.

Yours sincerely

[REDACTED]

**Historic Places Advisor**



Historic England, 4th Floor, The Atrium, Cannon Bridge House, 25 Dowgate Hill, London EC4R 2YA  
Telephone 020 7973 3700 [HistoricEngland.org.uk](http://HistoricEngland.org.uk)

Please note that Historic England operates an access to information policy.

Correspondence or information which you send us may therefore become publicly available.



# Response 3

Response ID BHLF-6C7E-HTTE-A

Submitted to Garsington Neighbourhood Plan: Consultation on Significant Modifications  
Submitted on 2024-03-28 09:49:20

## Part A - Personal Details

1 Are you completing this form as an:

Agent

2 Please provide your contact details below.

Title:

Name:

██████████

Job title (if relevant):

Organisation (if relevant):

AKT Planning and Architecture

Organisation representing (if relevant):

Mr and Mrs Rix

Address line 1:

██████████

Address line 2:

██████████

Address line 3:

Postal town:

██████████

Post code:

██████████

Telephone number:

01865 891497

Email:

██████████@archkingtech.co.uk

## Part B - Your comments

3 Please provide your comments below.

Your Comments:

Dear Sir/Madam,

Please find attached submission in respect of the Garsington Neighbourhood Plan consultation on the proposed modifications.

These submissions have been made on behalf of Mr and Mrs Rix of ██████████

Should you have any queries, please do not hesitate to contact me.

Kind regards,

██████████

AKT I Planning+Architecture  
Chartered Town Planners & Architects

T. 01865 891 497 M. 07811 114 982  
www.archkingtech.co.uk

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Registered Office: Kingswood, Berrick Salome, Wallingford, Oxfordshire OX10 6JQ Tel. 01865 891497

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You can upload supporting evidence here:  
Mr and Mrs Rix.pdf was uploaded

4 If appropriate, you can set out what change(s) you consider necessary to make the plan able to proceed below.

What changes do you consider necessary for the plan to meet the basic conditions?:

You can upload supporting evidence here:  
No file uploaded

5 Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the plan?

Finally...

12 How did you find out about the Garsington Neighbourhood Plan consultation on Significant Modifications? Please tick all that apply.

:



Planning Policy  
South Oxfordshire District Council  
Abbey House  
Abbey Close  
Abingdon  
OX14 3JE

**Submitted via email to:**  
***Planning.policy@southandvale.gov.uk***

19 March 2024

Dear Sir/Madam,

## **CONSULTATION ON PROPOSED MODIFICATIONS TO THE GARSINGTON NEIGHBOURHOOD PLAN**

### **SUBMISSION ON BEHALF OF MR AND MRS RIX, OF FIELD HOUSE, PETTIWELL, GARSINGTON**

I'm assisting Mr and Mrs Rix with their comments on behalf of the Garsington Neighbourhood Plan. As part of the process, they have been reviewing the progressing of the NP as it advances. They have reviewed the recently published proposed modifications to the NP and have asked me to assist in putting together written comments.

Overall, Mr and Mrs Rix are supportive on the NP. However, they would like to raise formal comments in respect of the village settlement boundary in so far as it affects Field House and Stable View (to the south western tip of the village), along Pettiwell.

We are highlighting a number of comments in respect of two main aspects;

#### **Amendments to Page 39 (proposed modifications, page 3) – new paragraph SUPPORTED**

#### **Map 5 - Revisions to the settlement boundary AMENDMENTS SUGGESTED**

##### *Background*

The Inspectors comments (in respect of GAR6) refer to how the built up area boundary included several areas which are not 'built up' in a traditional sense and asked for clarification from the Parish Council on how these were defined.

The Parish Council response to this comment highlighted how the boundaries were to be closely fitting to property boundaries and inclusive of contiguous boundaries. Comments also indicated that they would be redrawn in a more restrictive manner.

The new inserted paragraph on the boundary is helpful in setting out how the boundaries have been identified. It clarifies how they follow defined features where possible and exclude large curtilages of buildings which relate more to the character of the countryside than the built form.  
**The insertion of this paragraph is SUPPORTED.**

*The Map 5 boundary*

The modified Map 5 excludes large garden and other areas of land to the north and southern parts of the village – these changes are supported. Many of the areas removed related to extensive tracts of garden land, and other areas of land, which were cumulatively significant in scale.

However, the modified boundary now excludes the property Stable View to the south of the village and the contiguous garden areas to the dwellings of Field House and Stable View (Image 2 below refers). We therefore raise **OBJECTIONS to the revisions to the settlement boundary to this south western part of the village** which have excluded these areas.

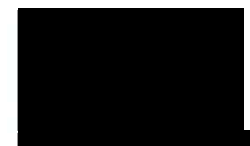
It is noted that the Neighbourhood Plan map does not include, or show, the dwelling at Stable View, so it may be that the Parish Council has identified the excluded area as just being a large curtilage area to Field House. The area that has been excluded relates to the **built** form of the village, rather than countryside (new inserted paragraph referred to above refers). Please see image 3 below which shows the position and location of Stable View and its garden area.

We are of the view that Stable View and garden area of Field House should more correctly be included within the settlement boundary of Garsington. We would request that the settlement boundary be repositioned back to the original position (see image 1 below) insofar as it affects this southern part of the village. This would better reflect the Parish Council's intentions to include property boundaries and land which relates to the character of the village.

I trust that the comments raised in this submission set out the matters of concern to Mr and Mrs Rix. Essentially they consider that Stable View and the full garden area to Field House should correctly be included in the settlement boundary.

Of course, should you have any queries, please do not hesitate to contact me.

Yours faithfully,



**BA Hons DipTP MRTPI**  
**@archkingtech.co.uk**



**Image 1:**  
**Settlement boundary map extract**  
**as originally shown in the NP**



**Image 2:**  
**Settlement boundary map extract**  
**shown on the NP proposed**  
**modifications.**  
**Note that the dwelling known as**  
**Stable View is not shown**



**Image 3:**  
**OS map showing**  
**Field House and**  
**Stable View to**  
**the south –**  
**extracted from**  
**the Council's**  
**online mapping**  
**system**

**- for identification**  
**purposes.**

# Response 4

Response ID BHLF-6C7E-HTT7-V

Submitted to Garsington Neighbourhood Plan: Consultation on Significant Modifications  
Submitted on 2024-03-28 09:51:20

## Part A - Personal Details

1 Are you completing this form as an:

Organisation

2 Please provide your contact details below.

Title:

Name:

[REDACTED]

Job title (if relevant):

Adviser

Organisation (if relevant):

Natural England

Organisation representing (if relevant):

Address line 1:

County Hall

Address line 2:

Sprethley Road

Address line 3:

Postal town:

Worcester

Post code:

WR5 2NP

Telephone number:

0300 0603900

Email:

consultations@naturalengland.org.uk

## Part B - Your comments

3 Please provide your comments below.

Your Comments:

For the attention of [REDACTED]

Please find Natural England's response in relation to the above mentioned consultation attached.

Kind regards,

[REDACTED]

You can upload supporting evidence here:

467344 NE Response.pdf was uploaded

4 If appropriate, you can set out what change(s) you consider necessary to make the plan able to proceed below.

What changes do you consider necessary for the plan to meet the basic conditions?:

You can upload supporting evidence here:

No file uploaded

5 Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the plan?

[REDACTED]

Finally...

12 How did you find out about the Garsington Neighbourhood Plan consultation on Significant Modifications? Please tick all that apply.

[REDACTED]

Date: 25 March 2024  
Our ref: 467344  
Your ref: Garsington Neighbourhood Plan



██████████  
South Oxfordshire District Council

Hornbeam House  
Crewe Business Park  
Electra Way  
Crewe  
Cheshire  
CW1 6GJ

**BY EMAIL ONLY**

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

T 0300 060 3900

Dear ██████████

**Garsington Neighbourhood Plan - Significant Modifications**

Thank you for your consultation on the above dated 14 February 2024.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

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

**Natural England does not have any specific comments on this draft neighbourhood plan.**

However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan and to the following information.

Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require a Strategic Environmental Assessment. Further information on protected species and development is included in [Natural England's Standing Advice on protected species](#).

Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant a Strategic Environmental Assessment. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission [standing advice](#).

We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a Strategic Environmental Assessment is necessary.

Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third party appeal against any screening decision you may make. If an Strategic Environmental Assessment is required, Natural England must be consulted at the scoping and environmental report stages.

For any further consultations on your plan, please contact: [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

Yours sincerely

██████████  
Consultations Team

## Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

### Natural environment information sources

The [Magic](#)<sup>1</sup> website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available from [the Association of Local Environmental Records Centres](#) .

**Priority habitats** are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)<sup>2</sup>. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

**National Character Areas** (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)<sup>3</sup>.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty** (AONB), the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](#)<sup>4</sup> website and also from the [LandIS website](#)<sup>5</sup>, which contains more information about obtaining soil data.

### Natural environment issues to consider

The [National Planning Policy Framework](#)<sup>6</sup> sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](#)<sup>7</sup> sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

### Landscape

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

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<sup>1</sup> <http://magic.defra.gov.uk/>

<sup>2</sup> <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>

<sup>3</sup> <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

<sup>4</sup> <http://magic.defra.gov.uk/>

<sup>5</sup> <http://www.landis.org.uk/index.cfm>

<sup>6</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>7</sup> <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

## Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)<sup>8</sup>), such as Sites of Special Scientific Interest or [Ancient woodland](#)<sup>9</sup>. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

## Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)<sup>10</sup>) or protected species. To help you do this, Natural England has produced advice [here](#)<sup>11</sup> to help understand the impact of particular developments on protected species.

## Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see [Guide to assessing development proposals on agricultural land](#)<sup>12</sup>.

## **Improving your natural environment**

Your plan or order can offer exciting opportunities to enhance your local environment and should provide net gains for biodiversity in line with the [National Planning Policy Framework](#). If you are setting out policies on new development or proposing sites for development, you should follow the biodiversity mitigation hierarchy and seek to ensure impacts on habitats are avoided or minimised before considering opportunities for biodiversity enhancement. You may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development and how these could contribute to biodiversity net gain and wider environmental goals.

Opportunities for environmental enhancement might include:

- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to reduce impacts on wildlife.
- Adding a green roof to new buildings.
- Providing a new footpath through the new development to link into existing rights of way.

[Defra's Biodiversity Metric](#) should be used to understand the baseline biodiversity value of proposed development sites and may be used to calculate biodiversity losses and gains where detailed site development proposals are known. For small development sites the [Small Sites Metric](#) may be used. This is a simplified version of [Defra's Biodiversity Metric](#) and is designed for use where certain criteria are met.

Where on site measures for biodiversity net gain are not possible, you should consider off site measures.

You may also want to consider enhancing your local area in other ways, for example by:

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision. Natural England's [Green Infrastructure Framework](#) sets out further information on green infrastructure standards and principles
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance](#)<sup>13</sup>).

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<sup>8</sup> <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>

<sup>9</sup> <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

<sup>10</sup> <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>

<sup>11</sup> <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

<sup>12</sup> <https://www.gov.uk/government/publications/agricultural-land-assess-proposals-for-development/guide-to-assessing-development-proposals-on-agricultural-land>

<sup>13</sup> <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>



- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks or on verges, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

Natural England's [Environmental Benefits from Nature tool](#) may be used to identify opportunities to enhance wider benefits from nature and to avoid and minimise any negative impacts. It is designed to work alongside [Defra's Biodiversity Metric](#) and is available as a beta test version.

# Response 5

Response ID BHLF-6C7E-HTTF-B

Submitted to Garsington Neighbourhood Plan: Consultation on Significant Modifications  
Submitted on 2024-03-28 09:52:57

## Part A - Personal Details

1 Are you completing this form as an:

Organisation

2 Please provide your contact details below.

Title:

Name:

[REDACTED]

Job title (if relevant):

Principal Strategic Planner

Organisation (if relevant):

Oxfordshire County Council

Organisation representing (if relevant):

Address line 1:

County Hall

Address line 2:

New Road

Address line 3:

Postal town:

Oxford

Post code:

OX1 1ND

Telephone number:

[REDACTED]

Email:

[REDACTED]@oxfordshire.gov.uk

## Part B - Your comments

3 Please provide your comments below.

Your Comments:

Dear Planning Policy

Further to your invitation to comment on the significant modifications proposed by Garsington Parish Council for the Garsington Neighbourhood Plan, please find attached Oxfordshire County Council's comments.

[REDACTED]  
Principal Strategic Planner / Strategic Planning & Infrastructure / Environment and Place /  
Oxfordshire County Council / County Hall, New Road, Oxford, OX1 1ND /  
<https://www.oxfordshire.gov.uk/>  
Tel: 0792 0084 360

You can upload supporting evidence here:  
OCC.pdf was uploaded

4 If appropriate, you can set out what change(s) you consider necessary to make the plan able to proceed below.

What changes do you consider necessary for the plan to meet the basic conditions?:

You can upload supporting evidence here:  
No file uploaded

5 Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the plan?

████████████████████

Finally...

12 How did you find out about the Garsington Neighbourhood Plan consultation on Significant Modifications? Please tick all that apply.

████████████████████

**OXFORDSHIRE COUNTY COUNCIL'S RESPONSE TO THE FOLLOWING  
CONSULTATION:**

**District:** South Oxfordshire

**Consultation:** Garsington Neighbourhood Plan – Proposed Modifications

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**Please see attached responses.**

**Officer's Name:** [REDACTED]  
**Officer's Title:** Principal Strategic Planner  
**Date:** 27 March 2023

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**District:** South Oxfordshire

**Consultation:** Garsington Neighbourhood Plan Proposed Modifications

**Team:** Strategic Planning

**Date:** 27/03/24

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## **Strategic Planning**

The County Council responded on the previous consultation in May 2023 raising concerns about apparent inconsistencies between the proposed Garsington Neighbourhood Plan and what the adopted local plan is intending to deliver through strategic policy STRAT12 Land at Northfield.

The neighbourhood plan boundary includes the allocated Northfield site.

The proposed modifications are only to Policy GARS4 and its supporting text, and there is also a change to the proposed Garsington Settlement Boundary. We think that the Examiner should find that these modifications are insufficient to address the potential conflicts and that other changes are also needed.

In respect of GARS4 about Settlement Identity, the proposed modification specifically mentions the Northfield allocation, but we think the text should be revised to make it clearer how such a policy will be applied. We accept that the supporting text helps, as we can see the intent is that Garsington village does not merge with other development areas, and that intent does not conflict with the local plan's strategic policies. However, the supporting text also needs some further revision as it could be taken as implying that the Northfield development will be part of Oxford, when the Northfield site is part of South Oxfordshire and within Garsington Parish.

The County Council has no comments on the proposed Garsington settlement boundary as we do not normally comment on such detail.

Our previous comments still apply in respect of the draft policies in the neighbourhood plan. We expect the Examiner will need to review the policies having regard to whether they conflict with the local plan's strategic policies.

**District:** South Oxfordshire District Council  
**Consultation:** Garsington Neighbourhood Plan Proposed  
Modifications **Team:** OCC Property  
**Date:** 11/03/24

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## Property

OCC Property remains concerned that although the Examiner has raised concerns about the Important Views, the response from the Parish Council does not address the concerns raised by OCC Property and various other parties in relation to this matter, and the proposed modifications do not go far enough to demonstrate that the draft Neighbourhood Plan meets the basic conditions in this regard. As a result, the previously stated concerns remain today.

It is important that the draft Neighbourhood Plan does not inadvertently prejudice the delivery of the Local Plan strategic site at Northfield by safeguarding views that will inevitably be affected by the delivery of the STRAT12 development, either because built development obscures the views or landscape planting, both of which are indicated in the foreground and middle distance of these 'key views' according to the adopted Local Plan concept plan.

The modifications fail to address these concerns and because of this, there is a very real risk that the Neighbourhood Plan could be regarded as not being in general conformity with the strategic policies in the development plan (and especially policy STRAT12). It is therefore recommended that the Plan be further modified to address this issue so that there is no ambiguity as to the role that Policy GARS3 plays and that there is no overlap – or perception of overlap – between the Neighbourhood Plan and the adopted Local Plan in this regard.

# Response 6

Response ID BHLF-6C7E-HTT5-T

Submitted to Garsington Neighbourhood Plan: Consultation on Significant Modifications  
Submitted on 2024-03-28 09:57:09

## Part A - Personal Details

1 Are you completing this form as an:

Agent

2 Please provide your contact details below.

Title:

Name:

[REDACTED]

Job title (if relevant):

Planning Associate

Organisation (if relevant):

Stantec

Organisation representing (if relevant):

L&Q Estates and Brasenose College

Address line 1:

10th Floor, Bank House

Address line 2:

8 Cherry Street

Address line 3:

Postal town:

Birmingham

Post code:

B2 5AL

Telephone number:

[REDACTED]

Email:

[REDACTED]@stantec.com

## Part B - Your comments

3 Please provide your comments below.

Your Comments:

Dear Sir/Madam, please find attached a response to the Garsington Neighbourhood Plan: Consultation on Significant Modifications, made on behalf of L&Q Estates and Brasenose College.

I trust the attached is clear, but should you require anything else, please do not hesitate to contact me.

Kind regards,

[REDACTED]

Planning Associate

Direct: 0121 796 8302

Mobile: 07964 912 419

Email: [REDACTED]@stantec.com

Stantec

10th Floor, Bank House, 8 Cherry Street

Birmingham B2 5AL

You can upload supporting evidence here:

L&Q Brasenose.pdf was uploaded

4 If appropriate, you can set out what change(s) you consider necessary to make the plan able to proceed below.

What changes do you consider necessary for the plan to meet the basic conditions?:

You can upload supporting evidence here:

No file uploaded

5 Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the plan?

[REDACTED]

Finally...

12 How did you find out about the Garsington Neighbourhood Plan consultation on Significant Modifications? Please tick all that apply.

[REDACTED]:



22<sup>nd</sup> March 2024

Planning Services  
South Oxfordshire District Council  
Abbey Close  
Abbingdon  
OX14 3JE

Dear Sir/Madam

**Response to the Schedule of Modifications for the Garsington Neighbourhood Plan**

We write on behalf of our clients L&Q Estates and Brasenose College in response to the modified version of the Garsington Neighbourhood Plan (dated January 2024). This is informed via the schedule of modifications which were published in February 2024.

This response is made the context of Land at Northfield, which is partly owned by Brasenose College and is being brought forward for development by L&Q Estates. Land at Northfield is allocated for development through Policy STRAT12 of the South Oxfordshire District Council Local Plan and is identified as delivering approximately 1,800 new homes and supporting services within the plan period. Within the new Joint Local Plan for South Oxfordshire and the Vale of Whitehorse, the site is allocated via Policy AS4 for 1,800 new homes.

Both L&Q Estates and Brasenose College are grateful to the Parish Council and the examiner for taking on board the comments presented in our previous submissions, particularly regarding former Policy GARS4 – Local Gap. However, it remains that we have some remaining comments on the schedule of modifications and modified Plan, as set out below.

**Policy GARS4 – Settlement Identity**

Policy GARS4 has been renamed from ‘Local Gaps’ to ‘Settlement Identity’. The Policy wording has also been substantially altered. The Policy now reads in full:

*“Development proposals, including the re-use of rural buildings, within the neighbourhood area should preserve the character of Garsington as a unique settlement. In particular, new development within the neighbourhood area should not unacceptably detract, either individually or cumulatively, from the separation between Garsington and:*

- *Oxford City, taking account of the strategic allocation at Northfield (SODC Local Plan 2035 – Policy STRAT12);*
- *Development at and around Kings Copse Park; and*
- *Development at and around the Riding Stables.”*

Importantly, the supporting text to the Policy goes on to further explain that:

*“The purpose of this policy is to ensure that the character of Garsington as a physically and visually separate settlement is maintained. This policy does not seek to prevent development that may otherwise be appropriate to these identified locations.”*

L&Q Estates and Brasenose College supports the inclusion of this clarification. However, it is submitted that the Policy requirement for development to “*preserve the character of Garsington as a unique settlement*” is ambiguous. It is not apparent from the Policy or the supporting text what elements of Garsington’s character development should be preserving<sup>1</sup>, nor does the Plan detail what is considered to be unique about Garsington. The inference from the Policy and supporting text is that the Policy is concerned with maintaining visual and physical separation, but it is suggested that Garsington is characterised by more than just its visual and physical separation from other development, nor could that be said to make Garsington unique.

### **Policy GARS3 – Important Views and Map 5 – Policies Map**

L&Q Estates and Brasenose College are concerned that our submissions in respect of Policy GARS3 – Important Views have not been addressed. As set out in our representation to the Regulation 16 consultation (June 2023), Policy GARS3 prejudices the delivery of Land at Northfield.

The content of that representation is not repeated verbatim, but it remains that Map 5 – Policies Map (as modified), remains unclear in identifying the full extent of the six views defined within Policy GARS3.

It appears that Land at Northfield falls within View 4 (‘view from the bridleway between Oxford Road and the Wheatley Road looking north-west to the City of Oxford’). Furthermore, View 6 (shown on Map 5 as views 6a and 6b) lies within the Northfield Site (‘views coming into the village along the Oxford Road (also from Watlington Road)’). We have doubts over the extent/s of View 6b, given the extent and height of vegetation which runs parallel along Oxford Road, in addition to tree belts adjacent to Pine Close, Poplar Close and south of 197 Oxford Road. It is notable that Photograph 21 is taken from Watlington Road (View 6a), rather than Oxford Road (View 6b).

In any case, the Land at Northfield is allocated for residential-led development which will inevitably change to some extent the context of views from these locations. It is unrealistic to assume that views will be maintained as existing. Views from location 6b will inevitably change in character and will no longer ‘*emphasize the rural nature of the village and its separation from Oxford by Northfields*’<sup>2</sup>. Furthermore, views from location 6a will be largely obscured by the substantial green and blue infrastructure corridor to be provided along this edge of the allocated development.

Policy GARS3 requires developments to ‘*preserve or enhance the local character of the landscape and not have a significant adverse impact on the following important views as shown on Map 5*’. The wording of this Policy is potentially prejudicial to the development of Land at Northfield. Given the development at the site will feature in these views, as shown on Map 5, the development is likely to have a degree of impact upon them, albeit it is considered that the overall extent of this impact will be limited. It nevertheless remains that some impact is likely simply by virtue of the presence of development, which would be in

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<sup>1</sup> The character of Garsington is not explicitly described within the Plan. In planning terms, ‘character’ is often used to describe built form, landscape or historical features.

<sup>2</sup> As per the description of view 6 included on page 36 of the modified Plan.

conflict with the wording of the supporting text. The wording of this Policy therefore has the potential to jeopardise the delivery of the Land at Northfield. This is in direct conflict with Basic Condition E.

As such, Policy GARS3 is not in general conformity with the strategic policies of the South Oxfordshire Local Plan 2035. Specifically, it is not in general conformity with Policy STRAT12, which requires Land at Northfield to come forward for development. As currently worded, Policy GARS3 casts doubt over the delivery of the development and should be deleted accordingly.

### **Summary**

In summary we are grateful for the modifications that have been made to Policy GARS4, although it is submitted that the amended wording could still be improved further.

Concern remains in respect of Policy GARS3 and the Polices Map (Map 5) (as modified), which remains unclear in identifying the full extent of the six views defined within Policy GARS3. The wording of Policy GARS3 is potentially prejudicial to the development of Land at Northfield, given the development at the site is likely to have a degree of impact upon them, albeit limited. It nevertheless remains that some impact is likely simply by virtue of the presence of development, which would be in conflict with the wording of the supporting text. The wording of this Policy therefore has the potential to jeopardise the delivery of the Land at Northfield. This is in direct conflict with Basic Condition E. The Policy should be deleted accordingly.

We would politely request that a meeting is held with South Oxfordshire District Council, Garsington Parish Council and representatives from L&Q Estates and Brasenose College to discuss the above further, prior to the Neighbourhood Plan progressing any further.

If you have any queries regarding the above, please do not hesitate to contact us.

Yours Sincerely,



**Planning Associate**

on behalf of Stantec UK Ltd