

The Baldons Neighbourhood Plan - publicity period

Response 1

Respondent Details

Information	
Respondent Number: 1	Respondent ID: 77796548
Date Started: 21/03/2018 13:44:53	Date Ended: 21/03/2018 13:46:16
Time Taken: 1 min, 23 secs	Translation: English
IP Address:	Country: United Kingdom

The Baldons Neighbourhood Plan - publicity period

Q1. After engaging with its local community, Toot Baldon and Marsh Baldon Parish Council have submitted their joint neighbourhood plan to South Oxfordshire District Council. There is now an opportunity to comment on the plan and supporting documents during a publicity period running from Monday 12 February until 5pm on Monday 26 March 2018. You can view the Neighbourhood Plan and supporting documents below: Neighbourhood Plan Basic Conditions Statement Consultation Statement Sustainability Appraisal Design Guide Please note: as the neighbourhood planning process includes an independent examination, your name and address are required for your comments to be considered. (* denotes mandatory question) Are you completing this form as an:

Agent

Your comments

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

The Baldons Neighbourhood Plan Consultation SUBMISSION ON BEHALF OF NATIONAL GRID

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

About National Grid

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

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

Specific Comments

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

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

- 4TE Route - 400kV from Cowley substation in South Oxfordshire to Walham substation in South Tewkesbury
- 4VY Route - 400kV from Cowley substation in South Oxfordshire to Didcot substation in South Oxfordshire

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

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

Public examination

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

Unanswered

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

n/a

Your details and future contact preferences

Q8. Sharing your personal details As the neighbourhood planning process includes an independent examination, your name and address are required for your comments to be considered. Respondent details and the comments received during the publicity period will be forwarded to an independent examiner. They will be kept securely and not used for any other purpose. All representations and related documents are held by the independent examiner and SODC until we have made the relevant statutory decisions and the deadline for a Judicial Review has passed. If you submit comments, we cannot allow them to be treated as confidential and they will be published on our website alongside your name. If you are responding as an individual rather than a company or organisation, we will not publish your contact details.

Title -

Name Hannah Lorna Bevins

Job title (if relevant) -

Organisation (if relevant) -

Organisation representing (if relevant) National Grid

Address line 1 Gables House

Address line 2 Kenilworth Road

Address line 3 -

Postal town Leamington Spa

Postcode CV32 6JX

Telephone number -

Email address n.grid@amecfw.com

Your future contact preferences

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

Response 2

Respondent Details

Information	
Respondent Number: 2	Respondent ID: 77796788
Date Started: 21/03/2018 13:46:31	Date Ended: 21/03/2018 13:47:52
Time Taken: 1 min, 21 secs	Translation: English
IP Address:	Country: United Kingdom

The Baldons Neighbourhood Plan - publicity period

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Organisation

Your comments

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We have no detailed comments in relation to the draft Baldons Neighbourhood Plan. We are pleased to note that there is no proposed allocations for the 15 dwellings within either Flood Zone 2/3.

Public examination

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

Unanswered

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

n/a

Your details and future contact preferences

Q8. Sharing your personal details As the neighbourhood planning process includes an independent examination, your name and address are required for your comments to be considered. Respondent details and the comments received during the publicity period will be forwarded to an independent examiner. They will be kept securely and not used for any other purpose. All representations and related documents are held by the independent examiner and SODC until we have made the relevant statutory decisions and the deadline for a Judicial Review has passed. If you submit comments, we cannot allow them to be treated as confidential and they will be published on our website alongside your name. If you are responding as an individual rather than a company or organisation, we will not publish your contact details.

Title -

Name Jack Moeran

Job title (if relevant) Sustainable Places Team Leader/FCRM Planning Specialist

Organisation (if relevant) Environment Agency

Organisation representing (if relevant) -

Address line 1 NOT PROVIDED

Address line 2 -

Address line 3 -

Postal town -

Postcode NOT PROVIDED

Telephone number -

Email address Planning_THM@environment-agency.gov.uk

Your future contact preferences

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

Response 3

Respondent Details

Information	
Respondent Number: 3	Respondent ID: 77809264
Date Started: 21/03/2018 15:43:40	Date Ended: 21/03/2018 15:45:03
Time Taken: 1 min, 23 secs	Translation: English
IP Address:	Country: United Kingdom

The Baldons Neighbourhood Plan - publicity period

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Organisation

Your comments

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

Public examination

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Unanswered

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

n/a

Your details and future contact preferences

Q8. Sharing your personal details As the neighbourhood planning process includes an independent examination, your name and address are required for your comments to be considered. Respondent details and the comments received during the publicity period will be forwarded to an independent examiner. They will be kept securely and not used for any other purpose. All representations and related documents are held by the independent examiner and SODC until we have made the relevant statutory decisions and the deadline for a Judicial Review has passed. If you submit comments, we cannot allow them to be treated as confidential and they will be published on our website alongside your name. If you are responding as an individual rather than a company or organisation, we will not publish your contact details.

Title -

Name Chris Gaskell

Job title (if relevant) -

Organisation (if relevant) Scottish and Southern Electricity Networks

Organisation representing (if relevant) -

Address line 1 1 Woodstock Road

Address line 2 Yarnton

Address line 3 -

Postal town -

Postcode OX5 1NY

Telephone number -

Email address chris.gaskell@sse.com

Your future contact preferences

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

Response 4

Respondent Details

Information	
Respondent Number: 4	Respondent ID: 78311861
Date Started: 28/03/2018 09:45:07	Date Ended: 28/03/2018 09:50:20
Time Taken: 5 mins, 13 secs	Translation: English
IP Address:	Country: United Kingdom

The Baldons Neighbourhood Plan - publicity period

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Organisation

Your comments

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Planning Consultation: Baldons Neighbourhood Plan

Thank you for your consultation on the above dated 12 February 2018

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 our interests would be affected by the proposals made.

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

- Page 35 5.2.1; we recommend you mention the need to preserve Best and Most Versatile (BMV) agricultural land (grades 1-3a). This complies with NPPF paragraph 112.
- Page 35 5.2.1; we recommend re-wording the third statement from 'and/or' to solely 'and' in order to comply with NPPF paragraph 109 and 117 on the commitment to restore habitat and enhance biodiversity.
- Page 37 5.3.4; consider a green infrastructure objective to create and enhance habitats. Lining new paths or cycle ways with trees, for example, allows for a linear habitat that allows species to travel easily. This objective would be supported by paragraph 114 of the NPPF.
- Page 38 Policy 1 – General Principles; we recommend you mention biodiversity net gain through appropriate green infrastructure measures here.
- Page 41 Policy 2 – New Houses; sites 20-MB and 21-MB are within areas of priority woodland habitat. Ensure that no woodland is lost in order to comply with Policy 1 – General Principles 'development should result in a biodiversity net gain'. Should these habitats lie in the development site, consider finding a suitable alternative in order to comply with NPPF paragraph 117 'promote the preservation, restoration and re-creation of priority habitat'. We also recommend an individual policy to protect priority habitats, with particular reference to priority woodland habitats, from development.

Page 48 Policy 8 – Infrastructure; we recommend CIL contributions to be put towards biodiversity protecting and enhancing projects, for example, the preservation, restoration and creation of priority habitat.

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

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

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

Further Recommendations

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

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

Strategic Environmental Assessment and Habitats Regulation Assessment

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

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

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

Yours sincerely
Pierre Fleet
Adviser
Sustainable Development
Thames Team

Public examination

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Unanswered

Your details and future contact preferences

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Title	-
Name	Pierre Fleet
Job title (if relevant)	Focus Area Adviser, Sustainable Development, Thames Team
Organisation (if relevant)	Natural England
Organisation representing (if relevant)	-
Address line 1	Customer Services
Address line 2	Hornbeam House
Address line 3	Crewe Business Park
Postal town	Crewe
Postcode	CW1 6GJ
Telephone number	02084152654
Email address	Pierre.Fleet@naturalengland.org.uk

Response 5

Respondent Details

Information	
Respondent Number: 5	Respondent ID: 78312534
Date Started: 28/03/2018 09:52:19	Date Ended: 28/03/2018 10:04:16
Time Taken: 11 mins, 57 secs	Translation: English
IP Address:	Country: United Kingdom

The Baldons Neighbourhood Plan - publicity period

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Individual

Your comments

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

See attachment

Q3. You can upload supporting evidence here

- File: 2018_03_28_Wells, R_Redacted.pdf - [Download](#)

Public examination

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

Unanswered

Your details and future contact preferences

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

Response 6

Respondent Details

Information	
Respondent Number: 6	Respondent ID: 78315671
Date Started: 28/03/2018 10:21:22	Date Ended: 28/03/2018 10:23:41
Time Taken: 2 mins, 19 secs	Translation: English
IP Address:	

Baldons Neighbourhood Plan - publicity period

Q1. After engaging with its local community, Toot Baldon and Marsh Baldon Parish Council have submitted their joint neighbourhood plan to South Oxfordshire District Council. There is now an opportunity to comment on the plan and supporting documents during a publicity period running from Monday 12 February until 5pm on Monday 26 March 2018. You can view the Neighbourhood Plan and supporting documents below: Neighbourhood Plan Basic Conditions Statement Consultation Statement Sustainability Appraisal Design Guide Please note: as the neighbourhood planning process includes an independent examination, your name and address are required for your comments to be considered. (* denotes mandatory question) Are you completing this form as an:

Agent

Your comments

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See attachment

Q3. You can upload supporting evidence here

- File: 2018_03_28_JPPC_Young, D,R_Redacted.pdf - [Download](#)

Public examination

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Unanswered

Your details and future contact preferences

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Title	-
Name	David Burson
Job title (if relevant)	Senior Planner
Organisation (if relevant)	JPPC
Organisation representing (if relevant)	David R. Young family
Address line 1	Bagley Croft
Address line 2	Hinksey Hill
Address line 3	-
Postal town	Oxford
Postcode	OX1 5BD
Telephone number	01865 322358
Email address	david.burson@jppc.co.uk

Response 7

Respondent Details

Information	
Respondent Number: 7	Respondent ID: 78316377
Date Started: 28/03/2018 10:27:04	Date Ended: 28/03/2018 10:30:44
Time Taken: 3 mins, 40 secs	Translation: English
IP Address:	Country: United Kingdom

The Baldons Neighbourhood Plan - publicity period

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Organisation

Your comments

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The Baldons – Submission Neighbourhood Plan
Comments to be forwarded to independent Examiner

Our comments follow those provided at the pre-submission draft stage in October 2017. We note that our comments have been copied into the Consultation statement and on page 63 of that statement there is a response. As our previous comments are already available in that format we have not copied them again, as the information and advice contained in them can be used in the Examiner's considerations. We note that some of our advice was used for example to update data on the Marsh Baldon school and to improve text on biodiversity.

The draft plan encompasses the villages of Marsh Baldon, Toot Baldon and Little Baldon and reflects the joint Parish Council. The entire area is in the Oxford Green Belt. The emerging South Oxfordshire Local Plan envisages small villages accommodating a 5% to 10% increase in housing numbers which in the case of the Baldons is understood to be between 9 and 17 houses.

Policy 2 on page 41 refers to approximately 15 new houses on the same 11 sites as shown in the draft pre-Submission plan. The Sustainability Appraisal at pre-submission stage noted a total capacity of these sites of up to 23 houses as follows:

1. Site 2 – 0.4ha – capacity 3
2. Site 4 – 0.4ha – capacity 3-4
3. Site 8 – 0.2ha – capacity 2
4. Site 9 – 0.3ha – capacity 2-3
5. Site 15 – 0.1ha – capacity 1
6. Site 16 – 0.1ha – capacity 1
7. Site 18 – 0.2ha – capacity 1-2
8. Site 20 – 0.1ha – capacity 1
9. Site 21 – 0.1ha – capacity 1
10. Site 23 – 0.1ha – capacity 1
11. Site 24 – 0.2ha – capacity 3-4

While accepting that it is useful to have evidence on individual sites, we question the policy in that it may be seen to allocate all these sites. We ask that the Examiner consider this matter.

Although the quantum of housing in this neighbourhood plan area is low, we are concerned that some of these sites may not be suitable for development and there could be objections raised by the Highway Authority when considering planning applications. In particular, the two sites at Little Baldon (sites 23 and 24) are of concern given that they are some distance from the school and other amenities, and there could also be other issues relating to access and visibility. We note that these two sites are not required to meet the anticipated total number of houses. We consider that these two sites should be removed from the list within the policy for the following reasons:

1. These sites lack facilities, such as public transport, within walking distance
2. Development of these sites could lead to intensified use of a substandard carriageway in terms of width, construction and available visibility splays
3. Access Rights will need to be granted – the sites are unlikely to abut the Highway boundary, this will need to be checked with Lands and Highway Records
4. There are likely issues regarding the intensification of the access junctions onto the B4015
5. There are likely issues regarding the land available to provide the necessary visibility splay

We do not request a public examination. We seek to be kept informed of any decisions on this neighbourhood plan.

Lynette Hughes
Senior Planning Officer

Public examination

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No, I do not request a public examination on The Baldons Neighbourhood Plan

Your details and future contact preferences

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Title -

Name Lynette Hughes

Job title (if relevant) Senior Planning Officer

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

Postcode OX1 1ND

Telephone number 0792 0084 360

Email address Lynette.Hughes@oxfordshire.gov.uk

Your future contact preferences

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

Response 8

Respondent Details

Information	
Respondent Number: 8	Respondent ID: 78316879
Date Started: 28/03/2018 10:32:05	Date Ended: 28/03/2018 10:35:41
Time Taken: 3 mins, 36 secs	Translation: English
IP Address:	Country: United Kingdom

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Organisation

Your comments

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Dear Sir or Madam,

The Baldons Neighbourhood Plan Submission Consultation Draft

Thank you for your e-mail of 12th February advising Historic England of the consultation on The Baldons Neighbourhood Plan Submission Draft. We are pleased to make the following comments in line with our remit for the conservation and enhancement of the historic environment.

We welcome the description of the historical development of The Baldons in sub-section 2.2.

We welcome section 3 on the Village Character Assessment. Historic England considers that Neighbourhood Development Plans should be underpinned by a thorough understanding of the character and special qualities of the area covered by the Plan. Characterisation studies can also help inform locations and detailed design of proposed new development, identify possible townscape improvements and establish a baseline against which to measure change.

We particularly welcome sub-section 3.6 "Heritage Assessment". According to our records there are 58 listed buildings (4 grade II* and 54 grade II) and one scheduled monument in the Plan area. The reference to English Heritage should be to Historic England.

We welcome the identification of Heritage Asset Groups. However, we are not clear if there is a list of locally-important buildings and features? Non-designated heritage assets, such as locally important buildings, can make an important contribution to creating a sense of place and local identity. Have the Oxfordshire Historic Environment Record and Historic Landscape Character Assessment been consulted, the former for non-scheduled archaeological sites, some of which may be of national importance?

The National Planning Practice Guidance states "... where it is relevant, neighbourhood plans need to include enough information about local heritage to guide decisions and put broader strategic heritage policies from the local plan into action at a neighbourhood scale. ... In addition, and where relevant, neighbourhood plans need to include enough information about local non-designated heritage assets including sites of archaeological interest to guide decisions". More detailed archaeological information should therefore be included in the Plan itself, not just set out in the Scoping Report.

We welcome sub-section 3.8 on the conservation areas in the Plan area. We note that there is currently no character appraisals or

management plans for the conservation areas. The preparation of these could be undertaken by the local community with support from the District Council and possibly ourselves. We have produced new advice on conservation areas which is currently out for consultation: <https://historicengland.org.uk/about/what-we-do/consultations/guidance-open-for-consultation/>

Has there been any or is there any ongoing loss of character, particularly within the Conservation Area, through inappropriate development, inappropriate alterations to properties under permitted development rights, loss of vegetation, insensitive streetworks etc ?

We welcome the Baldons Design Guide, Section 4 on landscape character and the Landscape Character Assessment, which has had regard to the Oxfordshire Historic Landscape Character Assessment.

We welcome the reference to "rich" heritage and the recognition of the need to "conserve and enhance our heritage" in the Vision (paragraph 5.1). We also welcome the recognition of the need not to jeopardise The Baldons' "rich cultural and natural heritage" by insensitive development as a key sustainability issue in paragraph 5.2.1.

However, we find it surprising that there is then no specific objective for the conservation and enhancement of the historic environment, which we would like to see – there should be a specific objective "to conserve and enhance the villages' historic environment" (we note that there is a sustainability objective in the Sustainability Appraisal to "to conserve and enhance the villages' character and historic environment").

In principle, we welcome and support Policies 1 - General Principles and 5 - Design Guide, particularly the final bullet point of Policy 1. Paragraph 58 of the National Planning Policy Framework states "...neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics."

Perhaps Policy 1 could be a little more robust and Policy 5 could be more comprehensive, but taken together (we have previously suggested combining the two policies) we consider that they satisfy the requirement of paragraph 58 of the NPPF and that the Village Character Assessment, Landscape Character Assessment and The Baldon Design Guide. However, we would welcome an emphasis on sensitive design within the conservation areas or their settings that conserves or enhances their special interest, character and appearance.

We would welcome a policy specifically for the conservation and enhancement of the historic environment of the Plan area, in accordance with the National Planning Practice Guidance advice to "put broader strategic heritage policies from the local plan into action at a neighbourhood scale", but accept that this is not essential to meet the basic tests.

We welcome "impact on heritage" as one of the Site Appraisal Criteria in Table 4.1. We note that Table 7.1 of the Sustainability Appraisal sets out "Appraisal Criteria", which include "Impact on conservation areas, listed buildings and archaeological sites". We previously noted that, in the corresponding table in the Draft Plan, impact on heritage when appraising the potential development sites was considered just to be proximity to the conservation area, which we considered to be inadequate. We are therefore pleased to see the references to listed buildings and archaeological sites.

We have undertaken our own assessment of each of the proposed allocation sites against our records of designated heritage assets, although we have not had the benefit of a visit to the sites.

Site 02-TB is within the setting of both the Toot Baldon Conservation Area and the Grade II listed The Crown Public House.

Site 04-TB does not appear to impact on any designated heritage assets.

Site 08-TB is both within the Marsh Baldon Conservation Area and the setting of the Grade II listed Hunters Gap.

Site 09-TB is within the setting of the Marsh Baldon Conservation Area.

Site 015-MB is within the Marsh Baldon Conservation Area.

Site 16-MB is within the Marsh Baldon Conservation Area.

Site 018-MB is within the setting of the Marsh Baldon Conservation Area.

Site 020-MB is within the setting of the Grade II listed Wantills.

Site 021-MB is within the setting of the Grade II listed Wantills.

Site 023-LB does not appear to impact on any designated heritage assets.

Site 024-LB does not appear to impact on any designated heritage assets.

Given the lack of any character appraisals for the conservation areas, there is no overall indication of how significant each of the sites within or within the setting of one or other of the Conservation Areas is. Such an appraisal should really have been undertaken to inform the policies and proposals of the Plan, particularly the site allocations. As we have been unable to undertake our own on-site assessments, we will have to be satisfied with the assessments undertaken by the Advisory Group.

These assessments are reflected in Tables 7.3 and 7.6 of the Sustainability Appraisal, which we note has amber ratings for the majority of the allocated sites (and sites 20 and 21 are within the setting of a listed building but are rated green). Unfortunately, Table 7.2 of the Sustainability Appraisal does not explain what an amber indicator is in terms of impact on heritage – obviously it is an impact between green and red, but whilst it is clear that a red indicator indicates a harmful impact, it is not clear if a green indicator indicates

enhancement or simply no harm. Consequently, amber could indicate a neutral impact or slight harm. We suspect the latter.

If that is correct, each development that causes slight harm is a concern, but particularly so when taken in combination. We cannot see how a majority of site allocations considered to be causing some harm to heritage, even if slight, can be considered cumulatively to have a neutral impact on heritage, as indicated in 8.4.

We are therefore concerned at the potential harmful impacts of at least six, and possibly eight, of the allocated sites on heritage assets, contrary to the protection afforded to such assets by the National Planning Policy Framework. Our comfort, such as it is, is that, if they are considered to be strategic policies, the saved heritage policies of the South Oxfordshire Local Plan 2011 provide some protection against development that would be harmful to the significance of listed buildings or the special interest, character and appearance of the conservation areas.

We support the principle of designating Marsh Baldon Green as a Local Green Space in Policy 6.

Finally, a general observation. The preparation of the Neighbourhood Plan offers the opportunity to harness a community's interest in the historic environment by getting the community to help add to the evidence base, perhaps by inputting to the preparation or review of a conservation area appraisal, the preparation of a comprehensive list of locally important buildings and features, and/or a survey of Grade II listed buildings to see if any are at risk of neglect, decay or other threats.

We hope you find these comments helpful. Should you wish to discuss any points within this letter, or if there are particular issues with the historic environment in The Baldons, please do not hesitate to contact us.

Thank you again for consulting Historic England.

Yours faithfully,

Martin Small
Principal Adviser, Historic Environment Planning
(Bucks, Oxon, Berks, Hampshire, IoW, South Downs National Park and Chichester)
E-mail: martin.small@historicengland.org.uk

Public examination

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

Unanswered

Your details and future contact preferences

Q8. Sharing your personal details As the neighbourhood planning process includes an independent examination, your name and address are required for your comments to be considered. Respondent details and the comments received during the publicity period will be forwarded to an independent examiner. They will be kept securely and not used for any other purpose. All representations and related documents are held by the independent examiner and SODC until we have made the relevant statutory decisions and the deadline for a Judicial Review has passed. If you submit comments, we cannot allow them to be treated as confidential and they will be published on our website alongside your name. If you are responding as an individual rather than a company or organisation, we will not publish your contact details.

Title	-
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Response 9

Respondent Details

Information	
Respondent Number: 9	Respondent ID: 78317335
Date Started: 28/03/2018 10:36:21	Date Ended: 28/03/2018 10:47:55
Time Taken: 11 mins, 34 secs	Translation: English
IP Address:	Country: United Kingdom

The Baldons Neighbourhood Plan - publicity period

Q1. After engaging with its local community, Toot Baldon and Marsh Baldon Parish Council have submitted their joint neighbourhood plan to South Oxfordshire District Council. There is now an opportunity to comment on the plan and supporting documents during a publicity period running from Monday 12 February until 5pm on Monday 26 March 2018. You can view the Neighbourhood Plan and supporting documents below: Neighbourhood Plan Basic Conditions Statement Consultation Statement Sustainability Appraisal Design Guide Please note: as the neighbourhood planning process includes an independent examination, your name and address are required for your comments to be considered. (* denotes mandatory question) Are you completing this form as an:

Agent

Your comments

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

Representations to The Baldons Neighbourhood Development Plan – Submission Draft, January 2018

Savills is instructed by The Queen's College, Oxford (hereafter 'the College') to submit representations to the Submission Draft of The Baldons Neighbourhood Development Plan ('the Plan'). This correspondence offers an initial view on whether the Plan meets the Basic Conditions set out in regulations, and suggests amendment or further comment where appropriate.

Comments are made in relation to the College's interests in the plan area, identified as:

- 02-TB – Land at Court House Farm, Toot Baldon
- 09-TB – Land at Parsonage Farm, Marsh Baldon

The following comments are set out in a positive and constructive manner intended to aid the clarity and implementation of the Plan. We welcome the opportunity to further assist or provide comment on the preparation of the Plan which will help shape future development in the area.

Policy Background

At the time of this consultation, development Management decisions are assessed against the National Planning Policy Framework (NPPF), the Core Strategy, and the saved policies of the SODC Local Plan 2011. The emerging Local Plan 2033 is in preparation. Submission of the Local Plan was expected towards the end of March 2018, with Examination hearings to be scheduled thereafter. However, following concerns regarding the deliverability of strategic sites, SODC presented three options for moving forward. At a Cabinet meeting held on 20 March 2018, members voted to take the Plan forward to Full Council on 27 March 2018, with a recommendation to submit the plan for examination. Subject to the outcome of the above Full Council meeting, we understand that the plan will be submitted in June 2018. On this basis, examination hearings are expected to commence in Summer 2018.

Basic Conditions

These representations seek to ensure that the proposed Baldons Neighbourhood Plan, in meeting national and local policy guidance, satisfies the basic conditions as set out in paragraph 8 (2) of Schedule 4B to the Town and Country Planning Act 1990 (as amended). These conditions include that:

- The Plan has regard to national policies and advice contained in guidance issued by the Secretary of State;
- The Plan contributes to the achievement of sustainable development;
- The Plan has special regard to the desirability of preserving any listed building or its setting or any features of special interest;
- The Plan has special regard to the desirability of preserving or enhancing the character or appearance of any conservation area;
- The Plan is in general conformity with the strategic policies contained in the development plan for the area;
- The Plan does not breach and is otherwise compatible with EU obligations; and
- The Plan meets prescribed conditions.

Whilst the College strongly supports the ambitious and positive approach to development in the villages during the lifetime of the plan, it is essential that the Plan is fully consistent with the provisions of the SODC Local Plan. Given the current uncertainty regarding the status, examination and adoption dates of the emerging SODC Local Plan 2033, alongside questions regarding its likely soundness and robustness in plan-making terms, a full assessment of the extent to which the policies of the Plan meet all of the basic conditions is arguably somewhat premature at this stage.

Nonetheless, it is recognised that the Plan is the product of a number of years' input from the Parish Council, Steering Group, and SODC. The Plan has evolved as the result of an iterative feedback process with SODC and local stakeholders, including The College. It is clear that the Plan in its current form seeks to make positive contributions towards the achievement of sustainable development in the Baldons.

The Baldons Neighbourhood Plan Policies

Comment to the Plan is provided as below. For clarity, the responses set out fall in line with the headings used in the plan itself. Comment is only provided on those policies considered most relevant to the College's interests.

The Vision

The Plan sets out the vision for the Baldons during the plan period. The College agrees with the vision for the Plan to create and sustain a vibrant community which seeks to conserve and improve the character of the area for future generations. The aspiration of the Plan to support sustainable growth through modest housing numbers in the villages is strongly supported, recognising the role of the Baldons in delivering sustainable development to provide for local housing need.

Sustainability Objectives

The Plan identifies a number of objectives to deliver sustainable development during the lifetime of the plan. The College generally agrees with the scope and ambition of these objectives.

The College considers that an amendment to the housing objective (paragraph 5.3.2.) should remove 'up to', to be replaced by 'at least'. The provision of 15 dwellings should be viewed as a minimum requirement for the village, which would allow for further development beyond this number if appropriate during the plan period. This amendment would introduce a proportionate level of flexibility to the Plan which would allow capacity to respond to changing housing need in future.

Policy 1 – General Principles

The general principles of the Plan are agreed, insofar as they seek to preserve and enhance the character, appearance of the Baldons.

It is supported that new development should complement, enhance, and reinforce local distinctiveness. It is also agreed that a net gain of biodiversity should be supported, where possible and where site development allows for this. The specific wording on this point should, however, not be overly prescriptive or onerous so as to preclude or otherwise adversely impact the very delivery of new homes in the plan area.

Policy 2 – New Houses

As elsewhere in this response, the provision of approximately 15 new houses in the Baldons over the Plan period 2011 – 2033 is supported. This number should be seen as a minimum requirement for the Baldons. Such an approach would provide for sufficient flexibility to accommodate additional dwellings, where appropriate, during the Plan period.

The approach to the distribution of new dwellings across the Baldons is generally agreed, with new homes in each of Little Baldon, Toot Baldon, and Marsh Baldon intended to provide opportunities for delivery across the plan area.

The identification of sites as listed at Policy 2 is welcomed in providing the necessary clarity on where new dwellings are to be provided. The College wholly supports the allocation of sites 02-TB and 09-TB for housing delivery.

Policy 3 – Local Gaps

It is agreed that new development or the re-use of rural buildings should preserve and where possible enhance local landscape character, the existing settlement pattern, and gaps between settlements. This policy is consistent with overarching national and local planning policies which generally seek to protect such characteristics.

Policy 4 – Housing Mix

The policy wording is generally positive in seeking to provide for local needs, primarily smaller dwellings.

Whilst the policy as proposed does not place overly prescriptive conditions on new development, it should avoid unduly precluding the development of dwellings of 4 or more bedrooms which may on occasion be the appropriate housing mix for a given development in a specific location within the plan area.

The policy should refer to the corresponding local plan policies to ensure its consistency.

Policy 7 – Community Facilities

It is agreed in principle that the Plan should support the improvement, extension and renewal of existing community facilities, including The Mole, Toot Baldon as set out in this policy. Whilst no specific policy criteria are provided, the College supports the ambitions of the Plan to better support existing facilities. This is consistent with the earlier objectives of the Plan.

For clarity, detailed comment on the below policies is not provided at this stage:

- Policy 5 – Design Guide
- Policy 6 – Marsh Baldon Green
- Policy 8 – Infrastructure
- Policy 9 - Business

Summary

The above comments are intended to be provided in a constructive manner to help support the preparation and examination of the Plan. We trust that this submission is informative at this stage of the plan preparation process. We would be grateful if you could confirm safe receipt of these comments, and if you could keep us informed of the progress of the plan. We look forward to further engaging with the Parish and the Steering Group going forward.

If you have any questions in the meantime, please do not hesitate to contact Reece Lemon at the above address.

Yours sincerely
Savills

Public examination

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Unanswered

Your details and future contact preferences

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Title	-
Name	Reece Lemon
Job title (if relevant)	-
Organisation (if relevant)	Savills
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Response 10

Respondent Details

Information	
Respondent Number: 10	Respondent ID: 78319697
Date Started: 28/03/2018 10:58:37	Date Ended: 28/03/2018 11:08:19
Time Taken: 9 mins, 42 secs	Translation: English
IP Address:	Country: United Kingdom

The Baldons Neighbourhood Plan - publicity period

<p>Q1. After engaging with its local community, Toot Baldon and Marsh Baldon Parish Council have submitted their joint neighbourhood plan to South Oxfordshire District Council. There is now an opportunity to comment on the plan and supporting documents during a publicity period running from Monday 12 February until 5pm on Monday 26 March 2018. You can view the Neighbourhood Plan and supporting documents below: Neighbourhood Plan Basic Conditions Statement Consultation Statement Sustainability Appraisal Design Guide Please note: as the neighbourhood planning process includes an independent examination, your name and address are required for your comments to be considered. (* denotes mandatory question) Are you completing this form as an:</p>
Organisation

Your comments

<p>Q2. You can provide your comments on The Baldons Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. If you wish to provide evidence and any supporting documents to support/justify your comments, there is a facility to upload your documents below. After this stage, the opportunity for further comments will be only at the request of the examiner.</p>
<p>South Oxfordshire – The Baldons Neighbourhood Plan Submission Draft</p> <p>Dear Sir/Madam,</p> <p>Thames Water are the statutory water supply and sewerage undertaker for the Baldons Neighbourhood Plan area and the whole of the South Oxfordshire District and are hence a “specific consultation body” in accordance with the Town & Country Planning (Local Planning) Regulations 2012. We have the following comments on the consultation document</p> <p>General Comments</p> <p>New development should be co-ordinated with the infrastructure it demands and to take into account the capacity of existing infrastructure. Paragraph 156 of the National Planning Policy Framework (NPPF), March 2012, states:</p> <p>“Local planning authorities should set out strategic policies for the area in the Local Plan. This should include strategic policies to deliver:.....the provision of infrastructure for water supply and wastewater....”</p> <p>Paragraph 162 of the NPPF relates to infrastructure and states:</p> <p>“Local planning authorities should work with other authorities to: assess the quality and capacity of infrastructure for water supply and wastewater and its treatment.....take account of the need for strategic infrastructure including nationally significant infrastructure within their areas.”</p> <p>The new web based National Planning Practice Guidance (NPPG) published in March 2014 includes a section on ‘water supply, wastewater and water quality’ and sets out that Local Plans should be the focus for ensuring that investment plans of water and sewerage/wastewater companies align with development needs. The introduction to this section also sets out that:</p> <p>“Adequate water and wastewater infrastructure is needed to support sustainable development” (Paragraph: 001, Reference ID: 34-001-20140306).</p> <p>New Connection Charges</p>

The way water and wastewater infrastructure will be delivered is changing. From the 1st April 2018 all off site water and wastewater network reinforcement works necessary as a result of new development will be delivered by the relevant statutory undertaker. Local reinforcement works will be funded by the Infrastructure Charge which is a fixed charge for water and wastewater for each new property connected. Strategic water and wastewater infrastructure requirements will be funded through water companies' investment programmes which are based on a 5 year cycle known as the Asset Management Plan process. Specific Comments on the Neighbourhood Plan

Section 6.8 Infrastructure

At paragraph 6.8.2 it recognises sewerage as a key priority for infrastructure, it should be noted that CIL contributions cannot be used towards this type of infrastructure, as set out above this is the responsibility of the infrastructure provider, and is funded through infrastructure charges. With this in mind the Neighbourhood Plan should seek to ensure that there is adequate water and wastewater infrastructure to serve all new developments by recommending that developers engage with Thames Water at the earliest opportunity to establish the following:

The developments demand for Sewage/Wastewater Treatment and network infrastructure both on and off site and can it be met; and The surface water drainage requirements and flood risk of the development both on and off site and can it be met.

Thames Water considers that the following text should be included in the Neighbourhood Plan:

Proposed New Policy

"Development proposals which result in the need for off-site water supply and/or sewerage/waste water infrastructure upgrades, will be subject to phasing conditions where necessary to ensure the occupation of the development does not outpace the delivery of the necessary infrastructure upgrades."

Proposed new supporting text:

"The Local Planning Authority will seek to ensure that there is adequate water and wastewater infrastructure to serve all new developments. Developers are encouraged to contact Thames Water as early as possible to discuss their development proposals and intended delivery programme to assist with identifying any potential water and wastewater network reinforcement requirements. Where there is a capacity constraint the Local Planning Authority will, where appropriate, apply phasing conditions to any approval to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of the relevant phase of development."

Site Specific Comments

The attached table [SEE ATTACHMENT] provides site specific comments from a desktop assessment on sewerage and water supply infrastructure.

We hope this is of assistance. If you have any questions please do not hesitate to contact Carmelle Bell on the above number.

Yours sincerely
Richard Hill
Head of Property

Q3. You can upload supporting evidence here

File: 2018_03_28_Thames Water Attachment.pdf -[Download](#)

Public examination

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Unanswered

Your details and future contact preferences

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Title	-
Name	Richard Hill
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Organisation representing (if relevant)	Hawker House
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Response 11

Respondent Details

Information	
Respondent Number: 11	Respondent ID: 78405341
Date Started: 29/03/2018 08:58:04	Date Ended: 29/03/2018 09:00:24
Time Taken: 2 mins, 20 secs	Translation: English
IP Address:	Country: United Kingdom

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Organisation

Your comments

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See attachment

Q3. You can upload supporting evidence here

- File: 2018_03_29_SODC.pdf - [Download](#)

Public examination

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Title	-
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Organisation representing (if relevant)	South Oxfordshire District Council
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