

Reviewed Chinnor Neighbourhood Plan - publicity period

Response 1

Respondent Details

Information	
Respondent Number: 1	Respondent ID: 129176980
Date Started: 16/10/2019 12:03:43	Date Ended: 16/10/2019 12:07:47
Time Taken: 4 mins, 4 secs	Translation: English
IP Address:	Country: United Kingdom

Contact Details
Name Cllr White

Q1. Are you completing this form as an:
Individual

Your comments

Q2. You can provide your comments on the Reviewed Chinnor 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. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

I fully support the up-dates made in this review of the Chinnor Neighbourhood Plan.

Public examination

Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Reviewed Chinnor Neighbourhood Plan:

No, I do not request a public examination

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.

Title	Mr
Name	Ian White
Job title (if relevant)	Distinct Councillor
Organisation (if relevant)	South Oxfordshire District Council
Organisation representing (if relevant)	These are my personal views and not those of the Council
Address line 1	
Address line 2	
Address line 3	
Postal town	
Postcode	
Telephone number	
Email address (where applicable)	

Response 2

Respondent Details

Information	
Respondent Number: 2	Respondent ID: 129693609
Date Started: 25/10/2019 14:02:39	Date Ended: 25/10/2019 14:10:53
Time Taken: 8 mins, 14 secs	Translation: English
IP Address:	Country: Unknown

Q1. Are you completing this form as an:
Individual

Your comments

Q2. You can provide your comments on the Reviewed Chinnor 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. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.
<p>I supported the first Neighbourhood Plan, but was worried about the lack of housing allocation. This has been developed now in this 2019 revision. I believe the criteria for development appear to be sound, and those specifically for infill development have been clarified. No planning statement can every be completely rigid, but the logic shown in reasoning for the allocation of sites and the identification of site on which infill development will not be allowed helps greatly the interpretation of the documented planning rules.</p> <p>I would, however, make one comment and that is regarding the care home site on the OKL development. There appears to be no progress, and though we understand Taylor Wimpey have sold the site, the purchaser has no further money to develop it. Somehow this has to be forced to a conclusion, even to consider compulsory purchase, as with an ageing population, one care home is unlikely to be sufficient, and will result in considerable additional in-home care costs and "clogging up" of the housing stock.</p> <p>Otherwise I give this Revision my full support.</p>

Public examination

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No, I do not request a public examination

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.

Title Mr
Name Christopher Davies
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 (where applicable)

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

Yes I would like to be notified

Response 3

Respondent Details

Information	
Respondent Number: 3	Respondent ID: 131027469
Date Started: 15/11/2019 14:41:44	Date Ended: 15/11/2019 14:51:19
Time Taken: 9 mins, 35 secs	Translation: English
IP Address:	Country: United Kingdom

Q1. Are you completing this form as an:
Individual

Your comments

<p>Q2. You can provide your comments on the Reviewed Chinnor 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. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>CH H4 - Unsustainable. The policy only applies to new Affordable Housing in Chinnor. The policy does not address the issue of retaining the property for offering to locals first ;should they become available at a later date.</p>

<p>Q4. If appropriate, you can set out below what change(s) you consider necessary to make the plan able to proceed. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>Amend the policy to enable offering of affordable properties to locals first when they come available.</p>

Public examination

<p>Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Reviewed Chinnor Neighbourhood Plan:</p>
<p>No, I do not request a public examination</p>

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.

Title

Name R Crockett

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 (where applicable)

Response 4

Respondent Details

Information	
Respondent Number: 4	Respondent ID: 131660461
Date Started: 28/11/2019 12:00:57	Date Ended: 28/11/2019 16:51:44
Time Taken: 4 hrs, 50 mins, 47 secs	Translation: English
IP Address:	Country: United States

Q1. Are you completing this form as an:
Individual

Your comments

Q2. You can provide your comments on the Reviewed Chinnor 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. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.
<p>I strongly support the Reviewed Chinnor Neighbourhood Plan</p> <p>SECTION 4 HOUSING POLICIES</p> <p>4.2: I support the Key Principles. My personal concerns as a Chinnor resident are that the new residential developments coming into being must make an appropriate and proportionate contribution towards the provision of new and improved local infrastructure meeting the needs of local residents.</p> <p>4.16: I support the provision of Affordable Housing for Local People in Policy CH H4.</p> <p>4.17: I support Policy H5- Retirement Housing which is a particular housing need in Chinnor. I see no evidence of Retirement Housing being offered in new developments, nor is current new housing being flexibly constructed so that it can be adapted to changing needs.</p> <p>4.24: I agree with the Site Allocations in Policy CH H6 and the Site Assessment in Appendix 6.</p> <p>4.27: I support the development boundary around Chinnor village shown in Fig. 2. I think it is important that this is adhered to for the period of the Plan. Para 4.5 states that 926 houses have been permitted in Chinnor since 2011 which represents growth of 39% compared to the Local Plan requirement of 15% housing growth. Absorbing this actual amount of major growth will create further strains on the infrastructure and services which are already showing signs of strain. Infrastructure and services have to be improved before more large-scale developments are permitted in Chinnor. It needs to be recognised that the present tranche of new developments has already brought new residents into Chinnor from outside the area.</p> <p>6.8 and Policy CH GP2- Protection of Habitats of Significance: I wish to make an observation about Annex 5 and diverse species. It is not acceptable to replace diverse trees and hedgerows with rapid growing species such as laurel or cupressus leylandii. There are examples in Chinnor where developers have succumbed to this practice as an expediency and cost saving measure previously.</p> <p>7.6: I agree with the observation that the development of new houses already with planning permission is already putting strain on Health Care facilities in Chinnor. I support Policy CH CF2.</p> <p>Section 10 Action Points for Chinnor Parish Council: I see this as a valuable and important part of the Reviewed Chinnor Neighbourhood Plan. I agree with and support the Parish Council as it sets out to monitor and implement the actions in this Section. Action Points 2 and 3 are indicative of traffic concerns already being expressed by residents in Lower Icknield Way who have formed a Community Speed Monitoring Group which monitors traffic at the eastern entry of the B4009 into Chinnor. Extension of the 30mph network eastwards to include the Henton turn, possibly adding speed reduction measures, would appear to be needed already. I am of the opinion that the extent of new local development is already having an adverse effect on the free and safe flow of traffic on the highway network through Chinnor.</p>

Q4. If appropriate, you can set out below what change(s) you consider necessary to make the plan able to proceed. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

None

Public examination

Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Reviewed Chinnor Neighbourhood Plan:

No, I do not request a public examination

Your details and future contact preferences

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Title	Mr
Name	Peter Brook
Job title (if relevant)	
Organisation (if relevant)	
Organisation representing (if relevant)	
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Postal town	
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Telephone number	
Email address (where applicable)	

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

Yes I would like to be notified

Response 5

Respondent Details

Information	
Respondent Number: 5	Respondent ID: 131722560
Date Started: 29/11/2019 14:34:54	Date Ended: 29/11/2019 15:04:08
Time Taken: 29 mins, 14 secs	Translation: English
IP Address:	Country: United Kingdom

Q1. Are you completing this form as an:
Organisation

Your comments

Q2. You can provide your comments on the Reviewed Chinnor 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. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.
Please see attached.

Q3. You can upload supporting evidence here.
<ul style="list-style-type: none">File: 2019-11-26 Reg 16 Chinnor Review. Final.pdf -

Q4. If appropriate, you can set out below what change(s) you consider necessary to make the plan able to proceed. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.
Please see attached.

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.

Title	-
Name	Robyn Tobutt
Job title (if relevant)	Planning Policy Officer (Neighbourhood)
Organisation (if relevant)	South Oxfordshire District Council
Organisation representing (if relevant)	-
Address line 1	135 Eastern Avenue,
Address line 2	Milton Park, Milton,
Address line 3	Abingdon,
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Postcode	OX14 4SB
Telephone number	-
Email address (where applicable)	Robyn.Tobutt@southandvale.gov.uk

Planning services

HEAD OF SERVICE: ADRIAN DUFFIELD



Listening Learning Leading

Contact officer: Robyn Tobutt

Robyn.tobutt@southandvale.gov.uk

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29 November 2019

Chinnor Review Neighbourhood Development Plan – Comments under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 (As Amended)

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

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

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

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

Robyn Tobutt

Robyn Tobutt
Planning Policy Officer (Neighbourhood)

Ref.	Section/Policy	Comment/Recommendation
1	Whole Document	Please note that the Secretary of State wrote to South Oxfordshire District Council on 9th October 2019 and imposed a Temporary Holding Direction on the Council which means we are unable to take any steps in connection with the adoption of our emerging Local Plan 2034 (link here). The Temporary Holding Direction means the emerging Local Plan 2034 has no effect while the direction is in force (Housing and Planning Act 2016 (145) (5)(2)).
2	Page 4 – Paragraph 1.5	Update the reference to the NPPF 2019.
3	Page 5 – Paragraph 1.10	Basic condition g should be added to the bullet point list - <i>‘prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).’</i>
4	Page 20 – Paragraph 2.47	It states that the figures provided in this paragraph are from September 2019. However, the neighbourhood plan was submitted to the District Council in August 2019 and has remained unchanged since the submission in August. We suggest that the examiner seeks clarification on this.
5	Page 25 – Paragraph 3.8	This paragraph is discussing the pre-submission consultation on the adopted Chinnor Neighbourhood Plan, not this review. It should be made clear that this is the case, we suggest the following wording: <i>‘On 6th February 2016 a consultation event on the Pre-Submission Version of the adopted Chinnor Neighbourhood Plan was held at Chinnor Village Centre.’</i>
6	Page 26 – Paragraph 3.8 - 1	This paragraph is discussing the pre-submission consultation on the already adopted Chinnor Neighbourhood Plan. It should be made clear that this information relates to the already adopted plan, we suggest the following wording: <i>‘On 8th February 2016 the Pre-Submission Version of the adopted Chinnor Neighbourhood Plan was approved by Chinnor Parish Council and released for consultation.’</i>

Ref.	Section/Policy	Comment/Recommendation
		<p>There is no mention of the most recent pre-submission consultation and the community support for this plan review. We think for clarity it would be beneficial to include a paragraph referring to the most recent pre-submission consultation, in a similar way paragraph 3.8 does for the adopted plan.</p>
7	<p>Page 32 – Policy CH H1 – Infill Residential Development</p>	<p><i>-Provides appropriate access, on-plot parking and turning arrangements.</i></p> <p>In line with our Regulation 14 comments, we suggest ‘on-plot parking’ is replaced with ‘<i>parking solutions</i>’, as it allows more flexibility as to what kind of parking can be delivered and it is not always necessary for on-plot parking. Non-allocated parking solutions can also help reduce numbers.</p>
8	<p>Page 32 – Paragraph 4.14</p>	<p>To ensure the plan has regard to the NPPF we suggest the first sentence in this paragraph is replaced with, ‘<i>Affordable housing comprises housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers)</i>’.</p>
9	<p>Page 33 – Policy Ch H4 – Allocation of Affordable Housing for Local People</p>	<p>In line with our Regulation 14 comments, the allocation of affordable housing is exercised through the council’s Housing powers, therefore it is important for neighbourhood plans to be consistent with the Council’s housing allocation policy. We suggest that this should read ‘<i>20% of all new Affordable Housing in Chinnor provided by the plan will, on first letting, be subject to a local connection to the Parish.</i>’</p>
10	<p>Page 35 – Policy CH H5 – Retirement Housing</p>	<p>For clarity replace ‘to’ with ‘so’.</p>
11	<p>Page 38 – Policy CH H6 – Site Allocations</p>	<p>‘New or revised proposals on these sites may not exceed the number of dwellings allocated and will be expected to provide at least as much open space and landscaping as the permitted schemes.’</p> <p>As the NPPF sets out in paragraph 3, planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. This policy wording is restrictive and lacks robust justification, it does not give the policy enough flexibility or sufficient clarity to allow the</p>

Ref.	Section/Policy	Comment/Recommendation
		<p>decision maker to properly consider any future application.</p> <p>In similar circumstances the examiner of the Chalgrove neighbourhood plan invited the Parish Council to propose site-specific requirements policy for the allocated land.</p> <p>Such policy may guide the quantum and other aspects having regard to the schemes which now have planning permission.</p>
12	Page 38 – Paragraph 4.25	<p>The second sentence of this paragraph is incorrect and does not give consideration to the settlement of Henton or Emmington which are identified as ‘other villages’ in the Core Strategy 2012. We suggest the second sentence is replaced with the following text:</p> <p><i>‘Outside the built-up area of Chinnor, Henton and Emmington the remainder of the parish is open countryside with small rural settlements that are not considered part of the settlement hierarchy and which are themselves considered to be open countryside.’</i></p>
13	Page 39 – Paragraph 4.27	<p>This paragraph states, ‘Outside the boundary, including in smaller settlements, the land will be considered countryside, except in certain circumstances as set out in the NPPF’.</p> <p>The South Oxfordshire Core Strategy 2012 identifies Chinnor as a ‘larger village’ and Henton and Emmington as ‘other villages’. The remaining settlements in the neighbourhood area are not listed and therefore are considered as open countryside. The Core Strategy policy CSR1 sets out that for ‘other villages’ allocations are not appropriate, but that infill sites up to 0.1ha can be appropriate. Therefore the text above is inaccurate and overly restrictive and needs to be amended to reflect this. We suggest the following:</p> <p><i>‘Outside the Chinnor village development boundary, and outside the built-up area of Henton and Emmington, development proposals will only be supported if they are appropriate for a countryside location.’</i></p>
14	Page 41 – Policy CH H7 – Development Boundary	<p>In paragraph 4.29 it states ‘the development boundary as defined in Figure 2 includes the</p>

Ref.	Section/Policy	Comment/Recommendation
		<p>curtilage of all current developed sites or those with planning permission for residential development. It excludes adjacent farmland and buildings which fall into the countryside’.</p> <p>This appears to be the only explanatory text relating to the methodology of the settlement boundary. We have some concerns over some areas included within the boundary as it might include areas which could be considered as countryside and where infill development may not be appropriate. One area of concern is along Lower Icknield Way, for example the land to the rear of 67 Lower Icknield Way is currently subject to live appeals relating to, without planning permission the material change of use of the land from agricultural to use as domestic garden and without planning permission, the erection of a timber building and timber decking in the approximate position (ref: APP/Q3115/C/18/3209599 and APP/Q3115/C/18/3209600). In the same area, we also have concerns whether the site allowed on appeal under P16/S4079/O for 7 dwellings at the land to the rear of 59-63 Lower Icknield Way should be within the boundary, with the Inspector concluding in the appeal decision, <i>‘I consider that the proposed dwellings would be located outside the village, such that they would not comprise infill development within the village. Nevertheless, the proposal would reflect the layout of development in this part of Lower Icknield Way.’</i> Another example includes, recently the Council successfully defended the principle of development for two dwellings at appeal in the back garden of a site within the proposed settlement boundary (ref: P18/S3046/FUL). There are also recent applications on land which has been included within the settlement boundary, for example one current application is P19/S0024/FUL for the redevelopment of The Barn House, which the Parish Council have objected to and in their representation say, <i>‘Contrary to NHP CH H1: Not a designated site and not an infill development’</i>. Similarly, in a recently withdrawn application P19/S2831/O, which was on land which has been included within the settlement boundary, the Parish Council objected to the</p>

Ref.	Section/Policy	Comment/Recommendation
		<p>application, saying 'Contrary to NHP CH H1: Not a designated site and not an infill development, as one side of this site is open playing field.'</p> <p>As raised in our Regulation 14 comments, the council has concerns about the inclusion of sites with planning permission, which have not yet been built, being included within the settlement boundary. As we previously set out:</p> <p>We understand that these sites will be allocated for development. However, some of the sites are quite large and some existing outline planning permissions make provisions for green spaces/buffers to be delivered alongside the proposed development. As currently drafted, the site allocation policies do not provide sufficient information to ensure a revised scheme should deliver such provisions. The inclusion of such sites inside the boundary may lend support to less sensitively designed schemes on these sites.</p> <p>The South Oxfordshire Core Strategy 2012 identifies Chinnor as a 'larger village' and Henton and Emmington as an 'other village'. The remaining smaller settlements in the neighbourhood area are not listed and therefore are considered as open countryside. Core Strategy Policy CSR1 identifies that in 'larger villages' allocations and infill development can be appropriate development. For 'other villages' CSR1 sets out that allocations are not appropriate, but that infill sites up to 0.1ha can be appropriate. For 'all other places not listed' allocations and infill are not considered as appropriate forms of development.</p> <p>In our Regulation 14 comments we made the following suggestion, which we still think is appropriate:</p> <p>For clarity to the reader we would suggest using the following wording which has been taken from a combination of neighbourhood plans that have passed examination in regards to settlement boundary policies.</p>

Ref.	Section/Policy	Comment/Recommendation
		<p><i>'New residential development in Chinnor will be focused in the housing allocations (Policy CH H6- Site Allocations), which will deliver approximately 507 dwellings.</i></p> <p><i>Infill development, which reflects the scale and character of the village, will be supported within the Chinnor Development Boundary and on sites of up to 0.1ha within the settlements of Henton and Emmington, provided that:</i></p> <ul style="list-style-type: none"> <i>-The proposal does not have an unacceptable impact on an important open space of value to the community nor a space of environmental or ecological value;</i> <i>-An important open space of public, environmental or ecological value is not unacceptably harmed;</i> <i>-The proposal would not produce an unacceptable impact on noise, privacy and access, for example by creating a narrow side access in the neighbourhood area to the rear and would not extend the built limits of the settlement; and</i> <i>-The proposal maintains the general character and appearance of the area and should accord with the policies of this plan and the development plan for the district.</i> <p><i>Proposals for development outside the development boundary of Chinnor and the built up areas of Henton and Emmington will only be supported where they are necessary or suitable for a countryside location in accordance with other development plan policies'.</i></p>
15	Page 43 – Policy CH C1 – Design	For clarity rather than 'should make reference', we suggest it is changed to ' <i>should have regard</i> '.
16	Page 44 – Paragraph 6.2	Update the reference to the NPPF paragraphs relating to Local Green Space replace 'paragraph 100', with ' <i>paragraphs 99-101</i> '.
17	Page 46 – Policy CH GP1 – Local Green Space	To align with the NPPF we suggest the following sentence is added to the policy, ' <i>New development will not be supported on land designated as Local Green Space unless in very special circumstances.</i> '
18	Page 47-61 – Local Green Space Maps	The examiner may find it opportune to review some of the Local Green Space designations to ensure they still fulfil the requirements of paragraph 99-100 of the NPPF. Ensuring any

Ref.	Section/Policy	Comment/Recommendation
		changes on the sites are taken into account, especially in light of recent changes on some of the sites, e.g. a new building on Local Green Space 2.
20	Page 63 – Policy CH GP2 – Protection of Habitats of Significance	<p>For clarity insert '<i>be required</i>' between 'will' and 'to achieve biodiversity net gain'.</p> <p>Rather than referring to 'Annex 5' to accurately reflect the plan we suggest the policy refers to '<i>Appendix 5</i>'.</p>
21	Page 71 – Policy CH CF2 – Healthcare Facilities	<p>Second bullet point - We suggest that the County Council standards are referred to rather than the District Council. We suggest the following:</p> <p><i>'The proposals provides adequate parking solutions, servicing and access arrangements in accordance with the most recent published standards of Oxfordshire County Council.'</i></p>
22	Page 76 – Policy CH B1 – Protection of Existing Employment Premises	<p>The policy states, 'Proposals for community-based uses will also be expected to set out the values of the proposed new use to the wider community and how those benefits offset the loss of the employment use.' This is an additional requirement for proposals for community-based uses. There is no justification as to why this additional requirement is necessary. The existing development plan policy, Saved Policy E6 from the Local Plan 2011 does not require this and it is unduly onerous. We therefore recommend that this sentence is deleted as it overly restrictive and not in conformity with the existing development plan.</p>
23	Page 76 – Policy CH B2 – Enhancement of Employment Facilities	<p>Correct 'locatoin' to '<i>location</i>'.</p> <p>The neighbourhood area contains the 'other villages' of Henton and Emmington where some forms of employment development may be more appropriate. Policy CSEM4 in the Core Strategy 2012 sets out that planning permission will be granted for '<i>(v) new premises or the conversion of existing buildings on suitable sites within the built-up areas of settlements</i>'. Policy CSR2 of the Core strategy 2012 also identifies that planning permission will be granted for proposals which support the economy of the rural areas through:</p>

Ref.	Section/Policy	Comment/Recommendation
		<ul style="list-style-type: none"> - <i>Schemes for agricultural diversification and the re-use of rural buildings;</i> - <i>small-scale infill schemes in villages including mixed housing and employment schemes;</i> - <i>working at home;</i> - <i>schemes which support agricultural production and the retention of functioning farm units; and</i> - <i>schemes which support tourism based on the character of the area.</i> <p>To take into account the above policies, we suggest some wording adding some flexibility is added to the policy text. We suggest the following:</p> <p><i>'and accord with other development plan policies'</i></p>
24	Page 78 – Policy CH T1 – Enhancement of Tourism Facilities	<p>We suggest that the County Council standards are referred to rather than South Oxfordshire District Council. We suggest the following:</p> <p><i>'The proposals provides adequate parking solutions, servicing and access arrangements in accordance with the most recent published standards of Oxfordshire County Council.'</i></p>
25	Page 89 – Paragraph 10.17	<p>It should be made clear that this response was made on the pre-submission consultation of the made Chinnor Neighbourhood Plan. We suggest 'of the Plan' is replaced with '<i>of the adopted Chinnor Neighbourhood Plan</i>'.</p>
26	Page 89 – Paragraph 10.18	<p>It should be clear that the additional engagement took place during the preparation of the adopted Chinnor Neighbourhood Plan. We suggest the first sentence is reworded as follows:</p> <p><i>'There was additional engagement with Thames Water during the preparation of the adopted Chinnor Neighbourhood Plan...'</i></p>
27	Page 110 – Appendix 4	<p>For clarity and to accurately reflect the South Oxfordshire Design Guide we recommend that you insert '<i>together with the accompanying technical documents</i>'.</p>
28	Page 111 – Appendix 4 – Curtilage Details	<p>For clarity, rather than 'Off-street car parking shall be provided for a minimum of two cars', we suggest '<i>off-street car parking shall be provided having regard to the adopted</i></p>

Ref.	Section/Policy	Comment/Recommendation
		<i>Oxfordshire County Council car parking standards.'</i>
29	Comments from our Active Communities Team	<p>- It was positive to see the current sports clubs and open space facilities were mentioned within the document, as it is useful to confirm what already exists in the parish before stating aims or improvements.</p> <p>- Promoting walking and cycling in communities whether it be through active travel and having dedicated routes providing good connections, or offsite circular routes, is important to support healthy lifestyles in communities.</p> <p>Therefore point 6.11 which states the community wants circular walks and running spaces with seating is a great idea to support participation in sport and recreation for relatively low cost.</p> <p>Ensuring appropriate walking and cycling routes in new developments and having new developments following Sport Englands Active Design guide would also be supported. So something regarding this could be included.</p> <p>- It is positive the parish are looking at developing future sport and leisure facilities and have some plans in place for CIL spending.</p> <p>- Ideally somewhere in the Neighbourhood Plans there would be a reference the South Oxfordshire District Council Leisure Study and South Oxfordshire Playing Pitch Strategy which state recommended facilities and improvements. For Chinnor the SODC Leisure Study states:</p> <ul style="list-style-type: none"> • Another 3G pitch is needed outside Thame in the North sub area size and site tbc <p>The SODC Playing Pitch Strategy states:</p> <ul style="list-style-type: none"> • Whites Field Recreation ground needs some improved maintenance and drainage. • The Cricket square at the playing field on Station Road requires improvement • An alternative site is needed for Chinnor FC senior team as their current facilities don't accommodate the league level

Ref.	Section/Policy	Comment/Recommendation
		<ul style="list-style-type: none"> • Kiln lakes development have new pitch provision linked to new housing.

Appendix 6: Site Allocations Submission Draft August 2019

Ref.	Section/Policy	Comment/Recommendation
30	Page 7 – Paragraph 8	<p>To ensure the definition accurately lines up with the definition provided in Appendix 2 of the NPPF, we suggest the following text from the NPPF is used in this paragraph:</p> <p><i>‘available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:</i></p> <p><i>a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).</i></p> <p><i>b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.’</i></p>
31	Page 16 – Paragraph 36	<p>The neighbourhood plan should be referring to the most up to date sources of information. The April 2018 Housing Land Supply Statement for South Oxfordshire is not the most up to date at the point of submission for the Chinnor Review Neighbourhood Plan. We suggest the text is updated as follows:</p> <p><i>‘The planning authority issued its Housing Land Supply Statement for South Oxfordshire District Council (August 2019 update). This concluded that there is a 9.75 year housing land supply.’</i></p>

Response 6

Respondent Details

Information	
Respondent Number: 6	Respondent ID: 131830204
Date Started: 02/12/2019 16:09:10	Date Ended: 02/12/2019 16:16:20
Time Taken: 7 mins, 10 secs	Translation: English
IP Address:	Country: United Kingdom

Q1. Are you completing this form as an:
Organisation

Your comments

<p>Q2. You can provide your comments on the Reviewed Chinnor 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. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>These are our general Comments regarding the Role of the Chinnor and Princes Risborough Railway in the development of the Chinnor area</p>

Q3. You can upload supporting evidence here.
<ul style="list-style-type: none">File: Chinnor Neighbourhood Plan CPRR Comments.docx

Public examination

<p>Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Reviewed Chinnor Neighbourhood Plan:</p>
Don't know

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.

Title	Mr
Name	Andrew Walker
Job title (if relevant)	Development Director
Organisation (if relevant)	Chinnor and Princes Risborough Railway
Organisation representing (if relevant)	Chinnor and Princes Risborough Railway
Address line 1	53 Walton Drive
Address line 2	-
Address line 3	-
Postal town	High Wycombe
Postcode	HP13 6TS
Telephone number	01494461942
Email address (where applicable)	andrew.walker@chinnorrailway.co.uk

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

Yes I would like to be notified

The Board of Trustees of the Chinnor and Princes Risborough Railway have discussed the Chinnor neighbourhood plan and are delighted that our Chinnor Station railway has been identified as key community facility, and that the Community Value of our Railway is becoming increasingly recognised.

In terms of Policy CH CF1 - The Protection of Community Facilities, we have no plans to reduce our Facilities at the Station and its surroundings and are already looking for opportunities to develop our facilities in ways that enhance our contribution to the community.

Under Policy CH C3 - Heritage Assets; we would like to see that our status as a Heritage Railway being recognised even though only parts of the railway are identified in the Historic Environment Register.

Under the Tourism section, we do recognise the importance of the Railway to local tourism and will be seeking a greater involvement in the development of the industry, and as an entirely Volunteer Operated and Managed business, we believe that the development of our facilities will contribute to leisure activity whilst enhancing the Health and wellbeing of the area.

Specifically we would welcome opportunities for the railway to become involved in the opening up and development of the Lakes area at the site of the old Chinnor Cement Works as a tourism hub for the locality including its links to the Railway and thus directly to the wider rail network.

On Employment, Leisure and Tourism and Action Point 10, we believe that the Railway should be a key player in the development of a long-term strategy for the growth of the Chinnor Area.

Response 7

Respondent Details

Information	
Respondent Number: 7	Respondent ID: 132253485
Date Started: 09/12/2019 09:57:29	Date Ended: 09/12/2019 10:04:12
Time Taken: 6 mins, 43 secs	Translation: English
IP Address:	Country: United Kingdom

Q1. Are you completing this form as an:
Agent

Your comments

<p>Q2. You can provide your comments on the Reviewed Chinnor 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. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>Please see comments below.</p>

<p>Q3. You can upload supporting evidence here.</p>
<ul style="list-style-type: none">• File: Jansons Property - second comment 04.12.019.pdf - Download• File: JANSON~2.PDF - Download

<p>Q4. If appropriate, you can set out below what change(s) you consider necessary to make the plan able to proceed. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>Recommendations:</p> <ul style="list-style-type: none">• Site 963 needs to be reviewed correctly and included as an acceptable site for allocation for housing on its own merits,• In general, new housing sites should be allocated to meet the future housing target, excluding those sites already permitted,• Policy CH H1 needs to be expanded to positively endorse windfall sites coming forward, particularly where brownfield i.e. their acceptability should not be based on an infill constraint.

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.

Title	-
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Our Ref: A112536

4th December 2019

FAO

Chinnor Neighbourhood Plan Review 2019

C/o Planning.policy@southoxon.gov.uk

Dear Sir/Madam

Representations to Reg 15 Public Consultation on the Chinnor Neighbourhood Plan Review

These representations are submitted on behalf of our Client, Jansons Property Limited (JPL). We have submitted on their behalf a number of Representations on the plan generally and to the draft South Oxfordshire Local Plan, as well as in specific support for the site known variously as Chinnor Garden Centre or Chinnor Turf and Paving.

Jansons are sensible to the fact that clearly, a great deal of work has been carried out in the preparation and submission of this version of the Neighbourhood Plan to get it to the current stage of consultation.

The Plan has been prepared against the background of its future test against "basic conditions" as defined in Paragraph 8(2) Schedule 4b of the Town and Country Planning Act 1990 (as amended).

As a reminder, the "basic conditions" are in summary that the NP must:

- Have regard to national policies and advice contained in guidance issued by the Secretary of State;
- Contribute to the achievement of sustainable development;
- Be in general conformity with the strategic policies of the development plan for the area, and
- Not breach, and must otherwise be compatible with, European Union (EU) and European Convention on Human Rights (ECHR) obligations.

The following comments are therefore made to help ensure the robustness of the NP when it finally reaches the above stage of independent examination. They build upon Representations made in July 2019 to the earlier version of the Neighbourhood Plan (NP) Review (attached for reference).

Also attached is a 'Vision Document' produced by Carter Jonas. This document demonstrates our Client's commitment to bringing the site forward (refer below to further comments on this). It provides further detail on the site's sustainability, setting out the development framework and an illustrative masterplan to show how it could look at application stage.

Land Adjoining the Former Chinnor Garden Centre

The Submission Draft plan acknowledges that the site was found suitable, available and achievable in the SHELAA (No. 963 of the SHELAA Land Adjoining Former Chinnor Garden Centre).

It then seeks to break down the long list of sites by a review of the planning history, "*The deliverable SHELAA sites (grey highlighted in table 1) all appear at this stage in the assessment to be potential*

candidates for allocation. It is therefore prudent to consider the planning history of each to understand if and how they might be available."

Whilst analysing sites in this manner highlights planning permissions and sites allowed at appeal, in the case of site 963 it has been used to justify stopping further analysis of its suitability to be included as an allocation within the NP. Table 2 and paragraph 42 states that because the site has been granted planning permission for a factory it is no longer considered to be available. The factory was granted planning permission in 2013 and is operational. In other words, the factory use is not a competing option for future redevelopment of the site. The site has been promoted for housing a number of times post the planning decision, the last one being in July 2019.

Within those Representations it was confirmed that the site was in a sustainable location, meeting the Council's sustainability criteria and concluded, *"Taking into account all of the planning considerations, the site should be allocated in the emerging Plan (NP) for residential development."*

Further, the site Representations confirmed that the site was achievable because an agreement was in place to achieve access to the site. Also, that *"The site is available and deliverable at an early stage in the Plan period, as the vendor is retiring due to poor health. It is therefore anticipated the site can be developed within the Plan period."*

Given that the site has been promoted as recently as this year and the planning permission used to exclude it is some six years old and already operational, it is clear that the Neighbourhood Plan cannot state it contributes to the achievement of sustainable development without having correctly analysed the suitability of available sites such as this one. The factory was permitted 11th October 2012.

Allocation of Previously Permitted Sites

We are concerned that the NP is not robustly providing for the increased housing numbers that will come forward on the adoption of the South Oxfordshire Local Plan.

Representations submitted to the South Oxfordshire Local Plan 2034 highlighted that the Total Housing Requirement for the Plan Period is considered a minimum and the policy should be expressed in those terms to accord with the revised NPPF requirement to significantly boost housing numbers. The NP should follow this principle.

The 775 homes per year housing target set down under point 2, is in the mid-range of the 2014 Oxfordshire Strategic Housing Market Assessment (SHMA) housing requirement of between 724 and 825 dwellings per annum. It is welcomed that the figure chosen is towards the upper end. However, the SHMA states that the Total Annual Delivery Required to Meet Affordable Need in Full in South Oxfordshire is 965dpa (table 89). The SODC Topic Paper: Housing need, supply & housing densities Jan 2019, notes under para 2.20 that, "The SHMA therefore presented a range of housing need for some authorities while others were given a specific requirement. The Planning Inspectorate found it acceptable to use the midpoint of these ranges for the Cherwell and West Oxfordshire Local Plan examinations and in previous drafts of this plan, we propose to use the midpoint of this range for South Oxfordshire."

The acceptability of this approach for other LPA's under examination cannot be automatically assumed to also apply to SODC and the Chinnor NP, without further justification. The use of the midpoint in previous versions of the Plan is also not sufficient justification when it has not been fully examined.

It is considered that the Local Plan should endeavour to provide for the full affordable housing requirement and increase the housing numbers accordingly. The LPA themselves acknowledge within their Housing need Topic Paper that the South Oxfordshire SHELAA update (January 2019) shows,

"...that there is a potential suitable land available in the district for an additional 127,000 new homes. As such the need can be met in the district." The need referred to is the 775 figure, but it could equally be applied to the 965dpa upper figure.

Given that Oxfordshire is the subject of a significant Growth impetus provided by the Government through additional funding, and special status in terms of its five year housing land supply threshold being lowered to three years by Ministerial Statement for the determination of applications, the Neighbourhood Plan should recognise this fact and support the Government's objective of significantly boosting the supply of housing.

The NPPF notes under paragraph 35 that Development Plans are 'sound' if they are positively prepared if they are, "...providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs..." This is not the case if the LPA continue to aim for a lower target based on a mid-range SHMA figure.

Irrespective of the approach undertaken within the current draft Local Plan, the situation has moved on because of a political change at the Council and a desire to re-visit the housing numbers. The Secretary of State has consequently issued a temporary holding direction in relation to the emerging Local Plan 2034. In essence this stops the plan moving forward until the issue over the Council seeking to reduce the housing numbers required has been resolved.

Given that scenario it is considered that the NP should identify the sites it considers should come forward if Chinnor was asked to accommodate further housing as a result of the amended Local Plan 2034. It is considered that the NP Review will be in danger of not having regard to national policies and advice on housing delivery, should the housing numbers increase from the 775 currently identified to meet the actual identified need within the District.

The NPPF paragraph 14(b) states that in order for the NP to ensure that development which conflict with its policies does not come forward it needs to contain, "...policies and allocations to meet its identified housing need." It states allocations to meet, not allocations which have met its housing need i.e. future provision of housing not retrospective catching up with development already permitted. Failure to allocate sites for future development does not accord with national policies on boosting the supply of housing.

The plan review considers this theme under paragraph 4.6 where it states, "*In bringing forward proposals and policies for growth, this plan recognises its responsibility to boost the supply of housing land.*" Our view is that allocating already permitted housing sites does not boost the supply of housing land. It already is housing land.

The reluctance of the Plan to tackle this is expressed as the paragraph continues, "*Nevertheless, it acknowledges that significant levels of new residential development have been permitted since 2011. These developments when occupied will put further strains on the infrastructure and services in the village. Thames Water has expressed either significant concerns or that a study is required for waste water and/or water supply on three of the above sites already granted planning permission.*"

We are concerned that the above approach could be misconstrued as an attempt to have a second 'bite of the cherry' by the statutory body, when the ability of the development sites to be accommodated within the relevant networks would have been one of the principle considerations that Planning Inspectors would have taken into account when determining the appeal (four of the allocated sites were allowed at appeal). There is a concern that the NP may be overlooking their statutory duty to plan for and provide the infrastructure required to facilitate allocated housing sites as well as adopted policy CS11 in the Core Strategy.

The Chinnor Review Consultation Statement lists the NP response to representations made by various interested parties referring to infrastructure e.g. "Most of these developments have not provided any

new community infrastructure and further development could not be sustained.” and “In addition, most of the recently permitted or allowed schemes have made no contribution to local infrastructure and Chinnor is not necessarily a sustainable location for additional major development.”

This is, however, in direct contrast to the comments they then make when addressing their allocation of the permitted sites on page 11, where it states, *“Those planning permissions and allowed appeals would have addressed the needs for all types of infrastructure which will also be supplied by SODC through their CIL infrastructure plans.”*

Windfall

Whilst windfall development is mentioned in the NP the review fails to adequately support this type of development under Policy CH H1. The policy seeks to constrain unallocated development by assessing its suitability based on a limited infill basis, which fails to boost the supply of housing and is therefore out of step with Government advice and the NPPF.

The policy should be expanded to deal with windfall, in particular brownfield sites in a positive manner without artificially restraining them to infill type development.

Conclusion

Given the above comments we have significant concerns that the NP in its current format:

- fails to have regard to national policies and advice in the areas identified, and
- does not contribute to the achievement of sustainable development.

It fails because:

- not all the available sites have been assessed correctly and therefore the NP cannot say that it contributes to the achievement of sustainable development,
- it fails to provide future housing sites and therefore fails to significantly boost housing as identified within the NPPF,
- it fails to contribute to sustainable development by not adequately addressing windfall development by seeking to constrain it to infill sites only, particularly as this potentially excludes brownfield land.

Recommendations:

- Site 963 needs to be reviewed correctly and included as an acceptable site for allocation for housing on its own merits,
- In general, new housing sites should be allocated to meet the future housing target, excluding those sites already permitted,
- Policy CH H1 needs to be expanded to positively endorse windfall sites coming forward, particularly where brownfield i.e. their acceptability should not be based on an infill constraint.

In response to data protection requirements I confirm the following:

1. I consent to Chinnor Neighbourhood Plan storing my personal data;
2. I consent to my/WYG name being published alongside my comments as required;
3. Attendance at any public examination of the NP document is also requested.

Yours faithfully



David Butcher
Assistant Director
WYG Group Limited



LAND AT SPRINGFIELD GARDENS, CHINNOR VISION DOCUMENT

DECEMBER 2019



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FIG 1: Site location in Chinnor

1.0

INTRODUCTION

This vision document has been prepared by Carter Jonas, with input from WYG, on behalf of Jansons Property Investors to demonstrate the development potential of a circa 1.8 ha parcel of land to the west of Springfield Gardens, in Chinnor.

The site is located within the administrative boundary of South Oxfordshire District Council ('the Council') who comprise the authority for plan making and decision taking.

The site is currently in use as a turf and paving supply business, and has been operating on the site for 56 years. Jansons Property Investors are working in collaboration with the owners and operators of the existing business, who wish to relocate the business away from the existing site.

This document reviews the context of the site, and proposes a vision for residential development. This vision and document can then be used in future discussions with key stakeholders, showing how development could be delivered on this site.



Carter Jonas



2.0

WHO WE ARE

About Jansons and the team

Jansons is a partnership of the tenacious and innovative approach of Andy Jansons with the financial might of the William Pears Group. Jansons is a highly regarded property developer and investor, with a diverse portfolio.

With a tight team that can reach decisions quickly, Jansons has a formidable acquisition strategy based on solid and secure business fundamentals.

With the initiative and tenacity to gain difficult planning consents, attention to detail is fundamental to success and a substantial investment is made to every planning application.

Using this expertise to maximise development value and deliver completed projects on time and in budget, has been key to the success of the company.



3.0

SITE CONTEXT

The site is located to the north of the existing settlement of Chinnor, in South Oxfordshire, close to the Chilterns Area of Outstanding Natural Beauty.

The settlement sits in relatively flat area to the north of the ridge which roughly demarcates the AONB boundary. The land surrounding Chinnor is predominantly characterised by agricultural use.

Chinnor is served locally by close links to the M40 (6km / 3.7 miles) to the west, and Chiltern Railways services from nearby Princes Risborough station to Birmingham Moor Street and London Marylebone.

-  Site boundary
-  Existing urban areas
-  Contours
-  M40
-  Primary highway network
-  Areas of mature woodland
-  Railway network

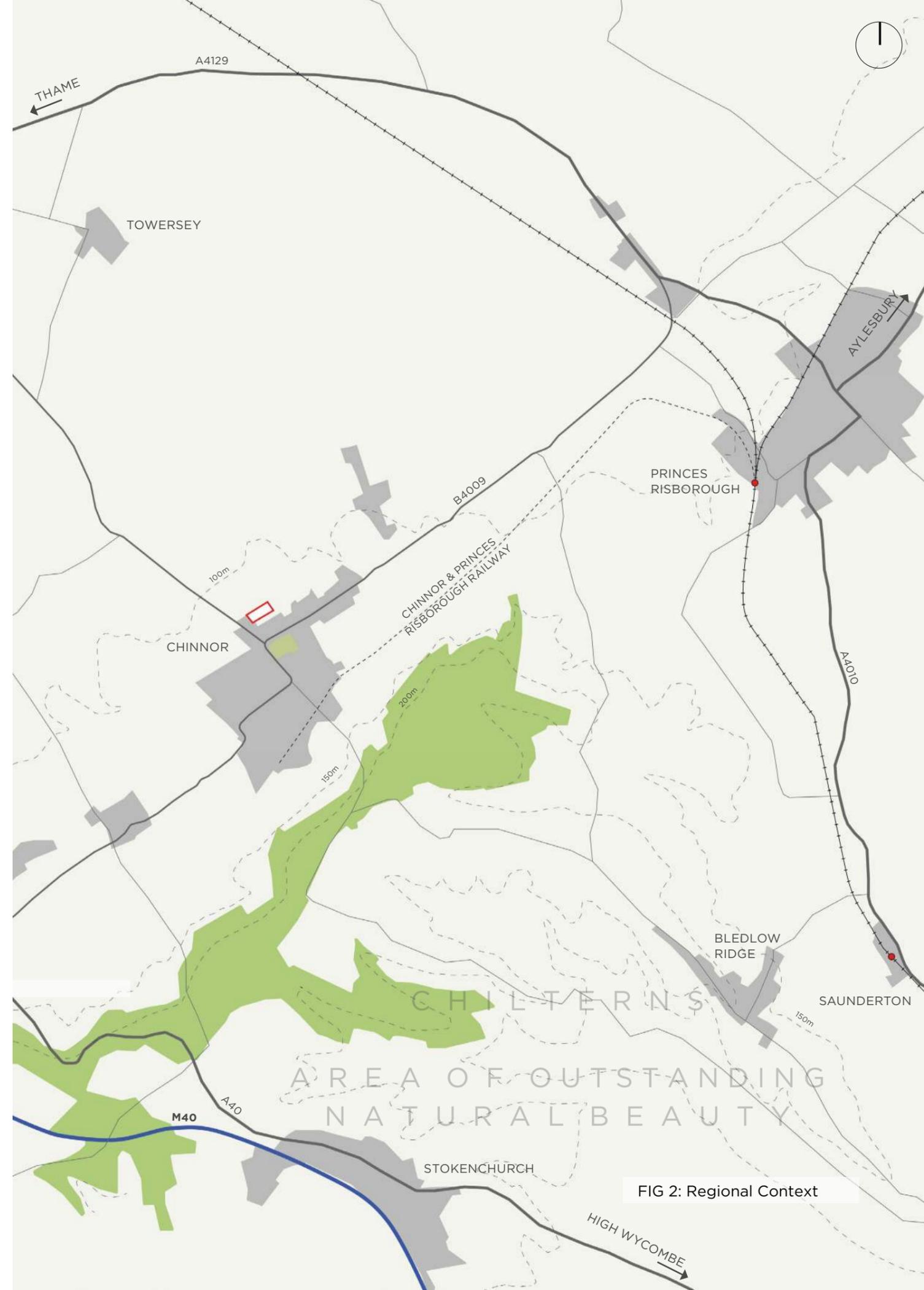


FIG 2: Regional Context

4.0

SITE SUSTAINABILITY

A key consideration in assessing the suitability of the site for the size and type of development proposed is the need to ensure that the site is in a location that is sufficiently sustainable for the level of development envisaged.

The site is in a sustainable location being on the edge of the built-up area of Chinnor and enclosed by defensible barriers. The site is accessible, particularly via Springfield Gardens, by public transport, walking and cycling. Chinnor has numerous shops and local facilities/amenities, which are located to the south of the site.

Bus routes 40, 275, RLO1, RLO4 and RLO8 operate along Lower Road, with a stop near the junction with Springfield Gardens.

These routes connect the site to High Wycombe and Princes Risborough. Princes Risborough has a railway station (served by Chiltern Railways), which connects the town to Aylesbury, Bicester, Birmingham, Oxford and London Marylebone with regular train services. Existing facilities therefore provide the opportunity to travel to the site by train as part of a linked bus or cycle journey.

The existing footpath on the eastern side of the site. This connects to Springfield Gardens, which benefits from footpaths on both sides of the road, linking to local public transport and services/ facilities in the vicinity of the site. Springfield Gardens benefits from street lighting, has good visibility along its length and is wide enough for cyclists to use safely. The site therefore benefits from good pedestrian and cycle connections.

Development of the site would provide a pedestrian and cycle link from Springfield Gardens through to Burgidge Way, improving sustainable access to the existing services and facilities in the village from those houses.

This is a further contribution to the sustainability credentials of the site, which it is not possible to achieve by development anywhere else in Chinnor. Finally, in granting permission for the development of Burgidge Way, Officers at SODC found the site to be a sustainable location.

The site has been assessed against the same sustainability criteria that is used in the neighbourhood plan, demonstrated in table 1 and illustrated on fig 3 below.

Sustainability Criteria	Comments
Site Reference	963
Address	Former Chinnor Garden Centre
Site area	1.7ha.
Planning status	Employment
SHEELA	Brownfield site
Estimated housing yield	51
Sustainable Transport	Pedestrian and cycle access to Springfield Gardens, vehicular access via Burgidge Way
AONB and landscape	No impact on AONB; no significant impact on local landscape; minimal impact capable of mitigation
Climate Change	Flood zone 1 (low risk)
Green Infrastructure	Would not result in the loss of green infrastructure listed in Chinnor NDP policy GP1. Mature tree screening at edge of site would be preserved and enhanced (cf. GP2)
Historic Environment	No direct impact on heritage assets; unlikely to impact on setting
Community Facilities	Would not result in the loss of a community facility
Cycle-ability score	As above
Conclusion	Overall, the site scores favourably, particularly if the employment use can be relocated elsewhere

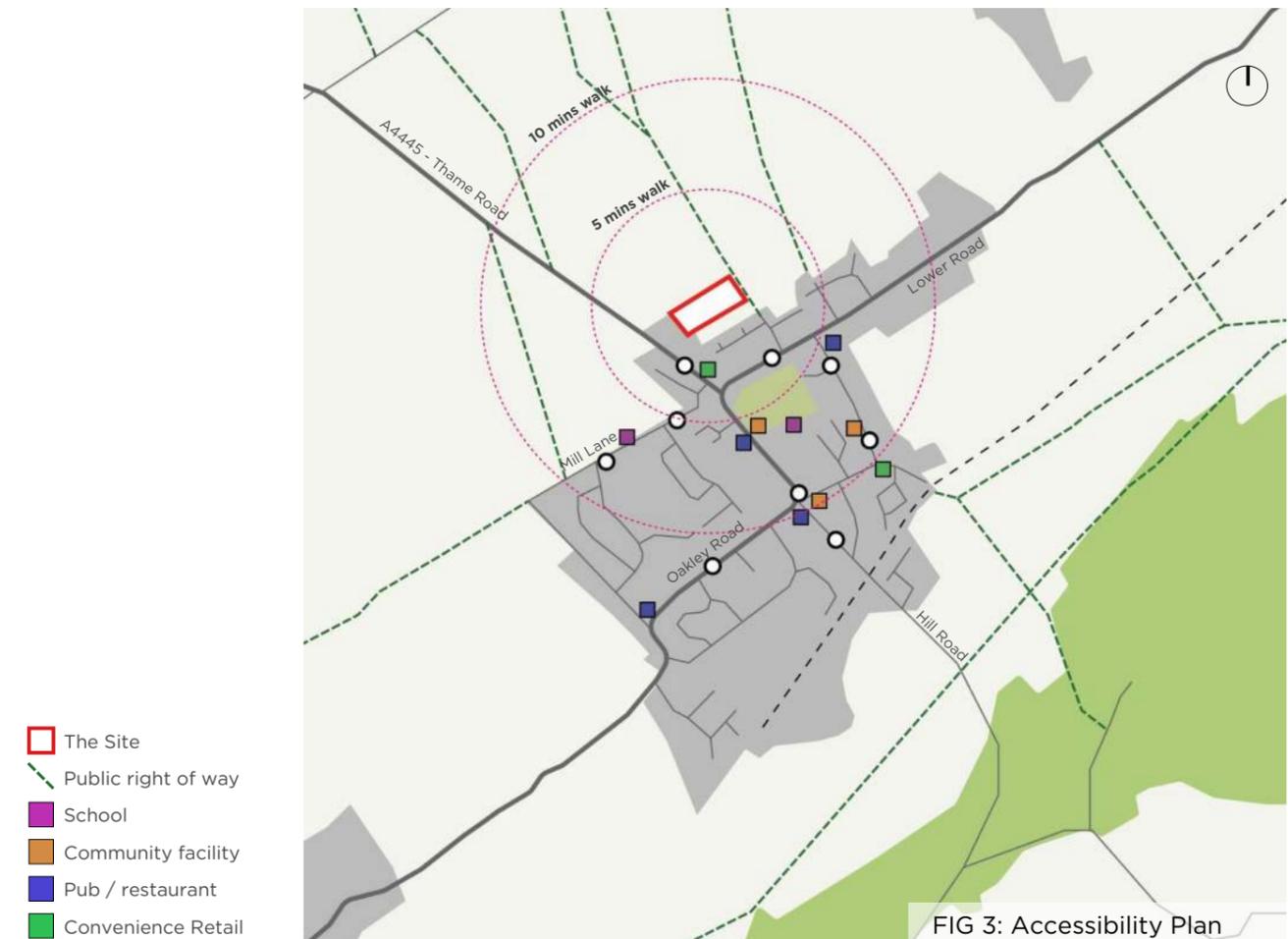


FIG 3: Accessibility Plan

5.0

PLANNING POLICY BACKGROUND

South Oxfordshire is currently reviewing its Development Plan. Whilst the Plan is under review, the Development Plan comprises of the Core Strategy (2012) and Saved Policies from the Local Plan 2011. According to the Core Strategy, Chinnor is a Larger Village (see fig 4), where housing will be allowed through allocations, infill, a rural exception or potentially a redevelopment (Policy CSR1).

A key objective of the Core Strategy is to provide for a range of housing development that respects the scale of existing settlements and caters for residents' needs. The proposed development would provide affordable housing in accordance with Core Strategy Policy CSH3.

The Core Strategy makes provision for 1,154 housing units in the larger villages. The Oxfordshire SHMA (April 2014), finds there is an increased need for housing (a need for between 725-825 units per year in South Oxfordshire), for the period 2011 - 2031. This is a significant increase over that already planned in the Core Strategy. As a result, a new Plan is being prepared to accommodate the increased need.

The Total Housing Requirement for the Plan Period is considered a minimum. To accord with the revised NPPF requirement to significantly boost housing numbers, policies for new housing development should be expressed in those terms.

South Oxfordshire has set a housing target of 775 homes per year, which is in the mid-range of the 2014 Oxfordshire Strategic Housing Market Assessment (SHMA) housing requirement of between 724 and 825 dwellings per annum. The SHMA states that the Total Annual Delivery Required to Meet Affordable Need in Full in South Oxfordshire is 965dpa (table 89). The South Oxfordshire District Council (SODC) Topic Paper: Housing need, supply & housing densities (January 2019), notes under para 2.20 that, "The SHMA therefore presented a range of housing need for some authorities while others were given a specific requirement. The Planning Inspectorate found it acceptable to use the midpoint of these ranges for the Cherwell and West Oxfordshire Local Plan examinations and in previous drafts of this plan, we propose to use the midpoint of this range for South Oxfordshire."

The acceptability of this approach for other LPA's under examination cannot be automatically assumed to also apply to SODC. The use of the midpoint in previous versions of the Plan is also not sufficient justification when it has not been fully examined.

The LPA themselves acknowledge within their Housing need Topic Paper that the South Oxfordshire SHELAA update (January 2019) shows, "...that there is a potential suitable land available in the district for an additional 127,000 new homes. As such the need can be met in the district." The need referred to is the 775 figure, but it could equally be applied to the 965 figure.

Policy CSEM2 explains that about 4.2ha. of employment land will be allocated, distributed around the larger villages. A small employment allocation could be made at Chinnor which would contribute to meeting needs and maintaining a sustainable community. This site is considered suitable for residential development, with access from Burgidge Way.

Policy CSQ2 requires 20% of the energy demand from new development to be secured from decentralised and renewable or low carbon energy sources. An assessment will be undertaken of the energy sources that are viable, if it is possible to implement sustainable urban drainage and incorporate measures to conserve water.

In accordance with Policy CSQ3, the new development will be of a high quality and inclusive design that respects the site, creates inclusive communities, links to green infrastructure. It would be highly accessible by a variety of transport modes. Just as importantly, the proposed development is of a scale, type and density appropriate to the area.

Policy CSG1 seeks a net gain in green infrastructure. This will be achieved on the site by enhancing the northern, eastern and southern site boundaries for the benefit of wildlife by planting trees along those site boundaries. This also facilitates compliance with Policy CSB1 (which relates to the conservation and improvement of biodiversity).

In accordance with Policy CSI1 the existing utilities infrastructure will be assessed to confirm there is sufficient capacity to accommodate the proposed development.

The provision of a vehicular access to the site can be achieved via a connection to Burgidge Way. The applicant has confirmed an agreement is in place with the developer of that site. The access is therefore achievable.

The site is available and deliverable at an early stage in the Plan period, as the vendor is retiring due to poor health. It is therefore anticipated the site can be developed within the Plan period.

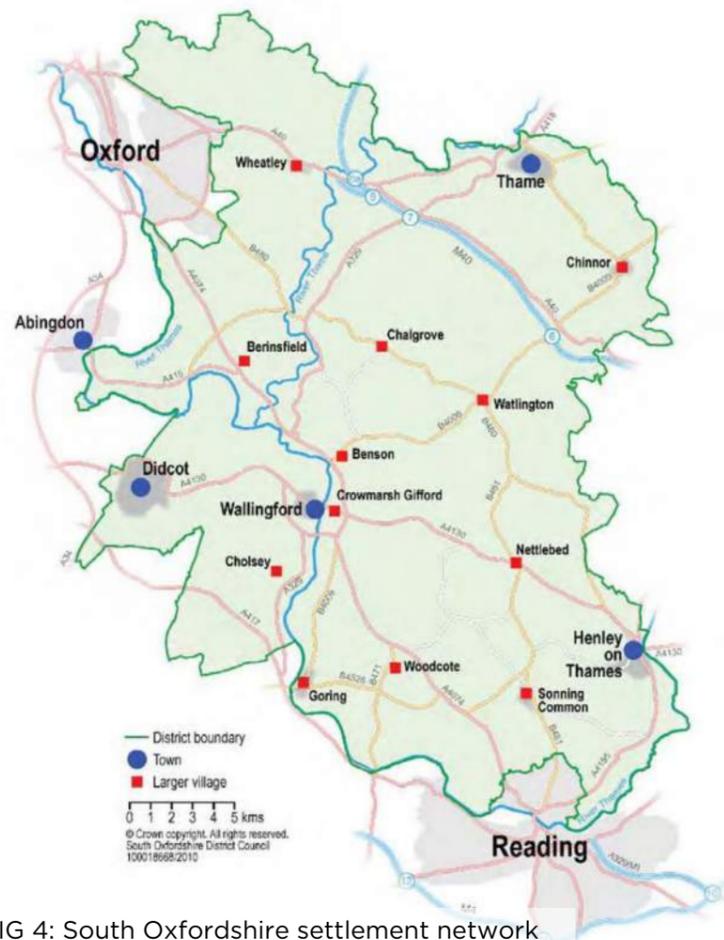


FIG 4: South Oxfordshire settlement network

6.0

CONSIDERATIONS

The site comprises approximately 1.8Ha of land, currently occupied by Chinnor Turf and Paving, a local landscaping company which provides hard and soft landscaping materials. It is of a generally rectangular shape, with an existing residential property, 'Bartons', accessed from Springfield Gardens, located to the south west of the site.

An area of hardstanding in the southern part of the site forms the yard area of the current business, with existing storage buildings. The majority of the remainder of the site is used by the business for growing turf.

An existing area of hardstanding which comprises the yard of the current business includes numerous buildings

The site is bounded to the west by a recent housing development, on Burgidge Way (accessed from B4445 Thame Road), and to the east by Springfield Gardens, which the current business utilises as their sole vehicular access, and a public right of way (ref 165/10). An area of open land lies to the south of the site, beyond which are the residential properties of Malyns Close.

Open countryside lies to the north of the site, with limited long views possible.

The site is relatively flat, rising slightly from north east to south west, and is characterised by mature trees between the site's western boundary and the recent housing on Burgidge Way. Hedgerows also comprise the site's northern and western boundaries, with groups of trees to the south west corner of the site.



FIG 5: Key considerations plan

7.0

PHOTOGRAPHS



PHOTO A



PHOTO B



PHOTO C



PHOTO D



PHOTO E



PHOTO F



PHOTO G



PHOTO H



PHOTO I



PHOTO J



PHOTO K

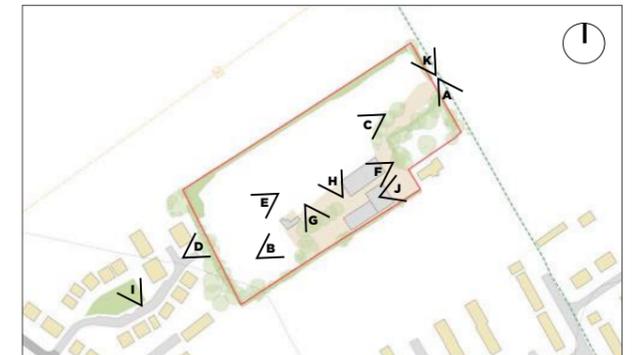


FIG 6: Photo location plan

- A View south from existing site access to Springfield Way
- B Existing temporary buildings on site
- C View of turf growing areas and site's western boundary, showing recent development on Burgidge Way beyond
- D View of potential vehicular site access from Burgidge Way
- E Mature trees along site's western boundary
- F Existing hardstanding and buildings on site associated with Chinnor Turf & Paving
- G Existing storage areas associated with Chinnor Turf & Paving
- H View north, showing turf growing area on site, boundary treatment and electricity pylon beyond
- I New properties on Burgidge Way to the west of the site
- J Existing storage areas and boundary treatment between site and neighbouring residential dwelling
- K View of public right of way (ref. 165/10), looking north from existing site access

8.0

DEVELOPMENT FRAMEWORK

The development framework plan on this page shows the potential arrangement of development areas, open space and circulation on site.

The key elements of the development concept are as follows:

- Vehicular access solely from Burgidge Way, with a grid of access drives and tertiary streets sites to serve dwellings
- Open space located centrally within the site and also to protect existing mature trees
- Development parcels laid out in perimeter blocks to ensure strong delineation between public and private space
- Link through to public right of way (ref. 165/10) and potential emergency access from Springfield Gardens
- Additional tree / hedgerow planting on street and along the northern and eastern boundaries
- Carefully located development areas, allowing glimpsed views to the countryside to the north, as well as screening views to the electricity pylon
- Total of **51** dwellings
- Approximate density of 28 dph, reflecting recent development on Burgidge Way



- Site boundary
- Primary access
- Development parcels
- Key frontages
- Primary road
- Secondary road

FIG 7: Development Framework plan

9.0

ILLUSTRATIVE MASTERPLAN

Informed by the development framework and utilising the key elements from the South Oxfordshire Design Guide, the illustrative masterplan on this page shows a potential layout of dwellings on site.

The key elements are as follows:

- ① Site access from Burgidge Way
- ② Open space in centre of the scheme, including potential areas for play and surface water attenuation
- ③ Existing trees retained
- ④ Hedgerow retained and enhanced along northern boundary
- ⑤ Larger, detached dwellings overlooking public right of way close to site's eastern boundary
- ⑥ Key feature buildings
- ⑦ Opportunity for glimpsed views out to the north
- ⑧ Offset to existing property on Springfield Gardens
- ⑨ Access to public right of way and potential emergency access



FIG 8: Illustrative Masterplan (1:1000)

10.0

WIDER DEVELOPMENT POTENTIAL

A study has been undertaken to show indicatively how the land adjacent to Chinnor Turf and Paving could be potentially developed for residential use.

This site could complement the area outlined in sections 9.0 and 10.0, with the opportunity for a focal open space at the centre, and views out to the east.

- Site boundary
- Potential additional development area
- Primary access
- Development parcels
- Key frontages
- Primary road
- Secondary road



FIG 9: Indicative Development Framework plan (additional area)

11.0

SUMMARY

The land at Springfield Gardens represents a significant opportunity to develop a high quality new neighbourhood in Chinnor, one which is in a sustainable location, close to local amenities.

It is considered that as a development location, this site is suitable, available and achievable, and can make a significant contribution to meeting housing need in South Oxfordshire.

The proposed masterplan works with the site's key characteristics, including existing landscape, the public right of way to the east, and the recently developed site to the west, to produce a high quality residential area, with potential provision of children's play space. Access is achievable from this recent development, via Burgidge Way.

Jansons is committed to working with stakeholders in order to bring forward a residential scheme of high quality for Chinnor.



FIG 10: Aspirations for the masterplan

LIST OF FIGURES

APPENDIX 1 - LIST OF FIGURES

- FIG 1: SITE LOCATION IN CHINNOR
- FIG 2: REGIONAL CONTEXT
- FIG 3: ACCESSIBILITY PLAN
- FIG 4: SOUTH OXFORDSHIRE SETTLEMENT NETWORK
- FIG 5: KEY CONSIDERATIONS PLAN
- FIG 6: PHOTO LOCATION PLAN
- FIG 7: DEVELOPMENT FRAMEWORK PLAN
- FIG 8: ILLUSTRATIVE MASTERPLAN (1:1000)
- FIG 9: INDICATIVE DEVELOPMENT FRAMEWORK PLAN (ADDITIONAL AREA)
- FIG 10: ASPIRATIONS FOR THE MASTERPLAN



Carter Jonas

ONE CHAPEL PLACE
LONDON, W1G 0BG

Response 8

Respondent Details

Information	
Respondent Number: 8	Respondent ID: 132253959
Date Started: 09/12/2019 10:04:31	Date Ended: 09/12/2019 10:12:37
Time Taken: 8 mins, 6 secs	Translation: English
IP Address:	Country: United Kingdom

Q1. Are you completing this form as an:
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<p>Q2. You can provide your comments on the Reviewed Chinnor 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. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
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<p>Q3. You can upload supporting evidence here.</p>
<ul style="list-style-type: none">File: Jansons Property 3.12.2019.pdf - Download

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.

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JR/DM/P19-0571

4th December 2019

Chinnor Parish Council
The Community Pavilion
Station Road
Chinnor
Oxfordshire
OX39 4PU

BY E-MAIL ONLY

Dear Sir/Madam

**Chinnor Neighbourhood Development Plan Review 2011-2034 - Regulation 16
Land at 39a High Street, Chinnor, Oxfordshire**

I write on behalf of my client, Jansons Property who control land off the High Street in Chinnor. Jansons Property are seeking to bring forward a specialist development for older people comprising care and retirement accommodation on a Class C2 basis at the site. The Parish Council has been approached previously regarding this site and its potential for development.

It is the intention of Jansons Property to continue to work positively with the Parish Council and see these representations to the Neighbourhood Plan (NHP) Review as a continuation of this process.

A Site Location Plan is enclosed with this letter which depicts our client's land control within the village.

APPENDIX 1 – SITE LOCATION PLAN

Below we comment on the submission version of the plan. These build on the representations we submitted at the Regulation 14 stage in July 2019.

Chinnor Neighbourhood Plan Review

As set out in Chapter 1 of the Neighbourhood Plan, the purpose of the review is to formally allocate sites for development in addition to those that had already received planning permission in the preceding years.

This, coupled with the completion of the review two years after its initial adoption, would ensure that it remained 'up to date' and could be afforded full weight in accordance with paragraph 14 of the NPPF.

PLANNING | **DESIGN** | **ENVIRONMENT** | **ECONOMICS**

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In light of this, the Neighbourhood Plan has sought to identify site allocations to meet its housing needs. These site allocations are all sites that have already been granted permission for development (either by the Council or at appeal). The Plan justifies this on the basis that speculative development at the village has led to housing commitments of 928 dwellings since 2011. This means that the village is set to grow by around 39% against a Core Strategy requirement of 15%. The Parish Council therefore, considers that the village has met its growth requirements and no sites have been allocated that would increase this level of growth further.

It is, however, important to note that none of the allocated sites are expected to deliver specialist accommodation for older people.

We also note that the NHP has introduced a settlement boundary (Policy CH H7), beyond which development will only be permitted where:

"they are necessary or suitable for a countryside location, or are infill development as defined in H1, and they are consistent with development plan policies."

The above notwithstanding, the Plan has remained largely unchanged from the version adopted in 2017.

Housing Needs of Older People

Objective 1 of the NHP is, *"to ensure that new residential developments will directly address the future needs of all residents in the Plan area in general, and to provide for the needs of young and elderly people in particular."*

Paragraphs 2.11 and 4.17 identify that the population of Chinnor is ageing and acknowledge that the stock of smaller houses is insufficient to meet the needs of those currently looking to downsize and the existing assisted living/extra-care¹ options are oversubscribed. However, it does not provide any critical analysis of the need for specialist housing for older people within Chinnor.

The NHP's statements are, however, evidenced by the SHMA and ONS population projections which confirm that the over 65 population in South Oxfordshire will grow from 27,000 in 2014 to 44,000 by 2039.² Further detail on the evidence base and the need for specialist accommodation for the elderly within South Oxfordshire/Chinnor is contained within our previous representations.

Furthermore, our previous representations highlighted the importance now placed on providing specialist accommodation to meet the needs of an ageing population at a national policy level and the role that local plans will need to play in achieving this. This is confirmed by recent updates to the Planning Practice Guidance which confirms that the need for specialist housing for older people is at a "critical" level (Paragraph: 001 Reference ID: 63-001-20190626).

¹ In this context, sheltered housing for those capable of independent living with limited support.

² <https://www.ons.gov.uk/releases/subnationalpopulationprojections2014basedprojections>

In short, it is clear that there is a need to deliver specialist housing for older people at both a national and local level.

As stated above, the NHP does not allocate specific sites to deliver specialist retirement housing, but does indicate its support for it at Policy CH H5. Whilst we naturally support this policy, we consider that the NHP could go further in actively planning to meet the need for retirement housing in the village and needs to provide clarity on how it will fit with both adopted and emerging planning policies. How this can be achieved is explained below.

Meeting the Basic Conditions

At this stage of the NHP's preparation, one of the principal concerns is whether or not the Plan meets the four basic conditions.³

At present we consider that the NHP does not meet these basic conditions because policy CH H5 as worded does not provide sufficient clarity, as required by paragraph 35 and 36 of the NPPF and there is potential for conflict with the emerging South Oxfordshire Plan.

Policy CH H5 simply states:

"Proposals for retirement housing or care provision will be supported. Retirement housing should be flexibly constructed to that it can be adapted to changing needs."

The supporting text offers no clarification on the exact circumstances in which such development will be supported or how it relates to other relevant policies within the adopted Core Strategy and emerging South Oxfordshire Plan.

At present, the policy suggests that there would be no requirement for development to be located within the confines of the settlement boundary (to be established under CH H7).

As noted above, Policy CH H7 provides a list of circumstances in which development can take place beyond the settlement boundary. One such circumstance is where development is **necessary**. It is not clear whether the need for specialist housing for older people within the village identified within the NHP and the in-principle support for specialist housing of Policy CH H5 are sufficient to satisfy the requirements of Policy CH H7 (i.e. whether such proposals would fulfil the criteria/definition of being 'necessary'). It is imperative that the Neighbourhood Plan be reviewed, and its wording amended to make it clear to establish:

1. whether specialist/retirement housing for older people (Class C2 uses) will be supported in principle beyond the settlement boundary; or
2. the nature of the evidence required as part of a planning application to demonstrate it is 'necessary' in accordance with CH H7.

Until this is done, the NHP's policies and supporting text are not considered to be in accordance with the requirements of 35, 36 and criterion d) of paragraph 16 of the NPPF. As such, the plan does not meet the basic condition of needing to have due regard to National Policy.

³ As set out in paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended).

In addition to this, we note that there is also potential for conflict with the adopted and emerging development plans. Consideration needs to be given to both plans despite the emerging plan being at a relatively advanced stage due to the fact that the future of the latter is uncertain.⁴ Should the plan be withdrawn (as is the Council's preference) then the adopted plan will likely still apply for a considerable period of time until a new plan has progressed sufficiently to the extent that it could be afforded weight in the decision making process.

Adopted Development Plan

Core Strategy Policy CSH4 states that specialist accommodation for elderly residents should be brought forward in "*appropriate locations*". The supporting text (paragraph 7.41-7.42) indicates that appropriate locations are considered to be in/adjacent to towns and **within** the larger villages (e.g. Chinnor). Although it does not state this explicitly, the implication is that edge of village locations (i.e. outside of settlement boundaries) are not considered to be, 'in principle', acceptable locations for development. This is consistent with recent appeal decisions within the district.⁵

In light of our comments regarding Policy CH H5 and CH H7 above, our interpretation is that the NHP indicates that such locations are appropriate for specialist housing for older people because there is an identified need within the village. However, no reference is made to how this relates to adopted Policy CSH4 which, theoretically, conflicts with this approach. It should be made clear how Policies CH H5 and CH H7 should be read in the context of CSH4 within the NHP in order to address any potential areas of conflict with the adopted development plan. Otherwise, the plan cannot be considered to meet the basic requirements discussed above.

Emerging Local Plan and Allocation of Sites in the NHP

Furthermore, it is not clear how the NHP's approach fits in with the emerging South Oxfordshire Local Plan's strategy to delivering specialist housing requirements. Bullets 1 and 2 of emerging Policy H13 states:

"1. The Council will use its current housing strategy to identify appropriate locations for specialist accommodation for older people to meet the needs of specialist housing. Specific sites could be identified through Neighbourhood Development Plans.*

2. On major development sites the Council will seek a proportion of the dwellings to be specifically built to meet the needs of older people. This will be subject to the local need identified and the viability of individual sites."

The Housing Strategy referenced at Bullet 1 is not intended to allocate sites but assist with the identification of them for allocation. It will be the role of the Development Plan and/or Neighbourhood Plans to formally allocate sites for said uses.

⁴ At the time of writing, the SoS had issued a holding direction and no further updates on the plan were expected due to initiation of purdah in view of the upcoming General Election.

⁵ APP/Q31115/W/19/3220425

As noted above, the NHP does not allocate any sites specifically for specialist/retirement housing (i.e. Class C2 uses). In addition, it does not allocate any major development sites beyond those that have already received planning permission. As such, there is no scope to deliver specialist accommodation, as there are no specific allocations; and sites with planning permission are for general needs housing. As a result, there is real prospect that the specific needs of older people will be overlooked.

In this regard, consent was previously granted for a 60-bed care home on land off Kiln Avenue, Chinnor in February 2015. It is understood that this permission has since lapsed and marketed without success. As such, this site is no longer deliverable. This is reflected at Appendix 6 of the reviewed NHP.

This also means that there are no identified sites within the NHP capable of providing specialist housing for older people under either criteria of emerging Policy H13. Land east of High Street, Chinnor can address this issue by being allocated specifically for Class C2 uses, as discussed below.

If, as we set out above, the NHP's approach is to allow specialist housing for older people to come forward in line with emerging policies CH H5 and CH H7, then there is not, necessarily an inherent conflict here. However, the NHP does not appear to acknowledge the provisions of this emerging policy and clarification is required to understand what the NHP's position actually is.

Again, the NHP cannot be considered to meet the basic conditions until it provides additional clarity to ensure it is in line with paragraphs 35, 36 and criterion d) of paragraph 16 of the NPPF.

Land East of High Street Chinnor

It is clearly the case that there is an existing and growing need for specialist accommodation for the elderly at Chinnor as evidenced in support of the emerging Local Plan.

We recognise fully that Chinnor has seen a level of residential growth which exceeds the minimum requirement for the settlement, with much of this development having been granted at appeal. Whilst this might meet a 'general housing' need (i.e. Class C3) it does not equate to meeting the requirement for specialist accommodation (i.e. Class C2) which based on available evidence is likely to continue to grow and do so significantly.

As noted above, this need was partly due to be met through the provision of a 60-bed care home on land off Chalkpit Lane/Kiln Avenue that was first granted permission in February 2015. However, this permission has since lapsed and been marketed for development without success. Indeed, the site has been acknowledged as being undeliverable at Appendix 6 of the NHP.

The need for retirement and specialist housing still remains and a key objective of the NHP is to meet this need. However, the NHP needs to clarify its strategy for those looking to bring such sites forward, such as our client. The emerging plan can be interpreted as offering in principle support to the delivery of specialist housing for older people; however, another interpretation suggests that this would not be the case and it could only come forward, 'if necessary'. The NHP needs to be amended to provide clarity on this matter.

In any event, our client's site on Land East of High Street is considered to be an excellent candidate to help meet the needs of older people within the village. The site could be developed for a mix of Class C2 uses, including a care home and a number of assisted living units (self-contained apartments with an element of on-site support if required) and low density 'age restricted' bungalows. This type of development allows residents to retain their independence, whilst simultaneously providing communal facilities to support their leisure and healthcare needs. A Class C2 use restriction specified within a dedicated allocation would remove the possibility of the site coming forward for 'general residential' development (i.e. Class C3 uses).

The site has been assessed through the NHP and scored extremely well in a number of respects (close to services, facilities and transport connections, not designated as community asset, Flood Zone 1, not a green infrastructure asset and no access issues). The only issues identified related to the potential for landscape and heritage harm due to the potential impact on the setting of the nearby AONB and adjacent conservation area.

These constraints have, correctly, not been identified as fundamental issues and could be overcome through a considered design and landscaping approach. Subject to technical work confirming this, the site is would clearly be a logical and sustainable location for further development within the village.

Summary

The NHP correctly identifies that there is an acute need for retirement/specialist accommodation within the village. This is supported by evidence within the latest SHMA which indicates that there is a district-wide need for specialist retirement housing.

In light of this, we are broadly supportive of the NHP and welcome its support for the delivery of specialist housing at paragraph CH H5. However, we consider that the plan is *not* sufficiently clear in respect of what circumstances would allow such development to forward or how it relates to adopted and emerging development plan policies.

This lack of clarity results in the plan failing to meet the basic conditions a NHP needs to meet on the grounds that:

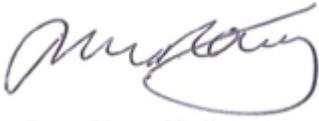
- It fails to give due regard to paragraphs 35, 36 and criterion d) of paragraph 16 of the NPPF; and
- Fails to be in general conformity with either the adopted or emerging policies of the development plan.

To address these issues, the NHP will need to:

- Formally allocate the site east of High Street, Chinnor for retirement and specialist housing for older people to provide a clear strategy as to how the needs of older people will be met; or
- Provide clarity on Policy CH H5 and/or CH H7 to confirm whether sites for specialist housing development can come forward outside of the settlement boundary, subject to a need being demonstrated.

As stated within previous representations, we would welcome the opportunity to discuss the site with the Parish Council in respect of it being formally allocated for development and/or being subject to a planning application in the near future.

Yours faithfully,



Jonathan Rainey
Senior Director
e-mail: jonathan.rainey@pegasusgroup.co.uk

enc

APPENDIX

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KEY: SITE LOCATION PLAN

 APPLICATION BOUNDARY

LAND AT 39A HIGH STREET AND LAND EAST OF CHINNOR - SITE LOCATION PLAN



Response 9

Respondent Details

Information	
Respondent Number: 9	Respondent ID: 132255061
Date Started: 09/12/2019 10:19:49	Date Ended: 09/12/2019 10:24:28
Time Taken: 4 mins, 39 secs	Translation: English
IP Address:	Country: United Kingdom

Q1. Are you completing this form as an:
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<p>Please see comments below.</p>

<p>Q3. You can upload supporting evidence here.</p>
<ul style="list-style-type: none">• File: Rectory response 4.12.2019.pdf - Download• File: Rectory response 4.12.2019 Indicative parameter plan.pdf - Download

Your details and future contact preferences

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Name	Jolande Bowater
Job title (if relevant)	Planning Director
Organisation (if relevant)	Rectory
Organisation representing (if relevant)	-
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Address line 2	Thame Road
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Postal town	Buckinghamshire
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Planning Policy
South Oxfordshire District Council
135 Eastern Avenue
Milton Park
Milton
OX14 4SB

4 December 2019

Dear Sir / Madam,

**REVIEW TO THE CHINNOR NEIGHBOURHOOD PLAN (DRAFT SUBMISSION AUGUST 2019) –
CONSULTATION RESPONSE**

We write in response to the current consultation on the emerging Chinnor Parish Neighbourhood Plan 2011 - 2034 to provide our comments on the draft policies and opportunities within the Plan. We trust our comments will be considered constructive and helpful as the plan progresses towards being 'made'.

Planning Policy Context

The review of the Neighbourhood Plan is proceeding whilst progress on the emerging Local Plan for South Oxfordshire has been suspended. Therefore, at the current time, there is no certainty as to the future spatial strategy of the District or the likely housing numbers for Chinnor Parish.

That said, the housing growth of 39% that has taken place in Chinnor far exceeds the anticipated growth of 15% as set out in the emerging Local Plan, and on this basis it seems unlikely that any revisions to the emerging Local Plan (including an extension to its end date) would identify significant levels of additional housing in the village.

However, there is clearly a need for and an opportunity within the review of the an opportunity within the review of the Chinnor Neighbourhood Plan to cater for and accommodate more specific housing needs of the village which have not yet been delivered through the past completions or existing commitments. We note the findings of the Residents' Needs survey which identifies more need for smaller and supported types of housing.

We trust our comments below will help assist the Parish Council and NP Steering Group in realising these opportunities and providing a broader range of housing for all demographics, whilst having a Plan that is resilient to potential future planning policy changes.

Registered Office as below. Registered in England No. 2575047

rectory.co.uk

Rectory Homes Limited, Rectory House, Thame Road, Haddenham, Buckinghamshire HP17 8DA
Telephone: 01844 295100 Email: sales@rectory.co.uk

Policy CH H1 – Infill Residential Development

Whilst we have no objection with the proposed policy, criteria 4 of the requirements of the policy is presumably meant to read 'Does not cause the loss of.....etc', however in respect of 'important public views' it would be difficult to enforce as there is nothing within the draft Plan indicating where these important public views are, and therefore there is no justification to suggest that a development would adversely affect an important public view of the sort referenced by the policy criteria. We suggest either a plan is included within the draft NP which shows the locations and viewpoints of these important public views, or this part of the criteria is deleted.

Housing Number, Mix and Tenancy Mix

Paragraph 4.15 of the CNP states 'starter homes and family homes with adequate gardens or shared green space are priorities for a community that needs to retain its young families'. It is our understanding that there are currently no starter home properties in the village, available or occupied. If this is a priority for the village, then it is considered a policy should be included within the Plan supporting the development of such homes which could be offered to local people in the first instance.

Policy CH H3 – Tenancy Mix

This policy is considered ineffectual due to the lack of elaboration on the housing needs referred to within the policy. We assume the purpose of the policy is ensure new proposals for residential development refer to and are guided by the latest housing needs assessment available, in order to provide a mix of housing tenancies to the village which is appropriate and required at the time the application is submitted. If this is the case, the policy should be re-worded to clarify this and state specifically 'the tenancy mix of proposals for new residential development should be based on the latest available village housing needs assessment'.

Furthermore, the policy is titled 'tenancy mix', without providing examples of various forms or types of tenancy which should be sought. This is key, as it goes right to the heart of the policy's intention. Is the intention to require a mix of dwellings in terms of bedroom numbers, in which case the word 'tenancy' is misleading, or is the intention of the policy to be adaptive to emerging housing needs in terms of occupancy such as retirement housing, starter homes etc? Equally, if the intention of the policy is instead to just determine the tenancy split of the affordable housing provision (i.e. ratio of social rented properties to intermediate and shared ownership units) then this should be clarified as such. We suggest Policy CH H3 is re drafted to resolve the above ambiguities.

Policy CH H5 – Retirement Housing

We support the principle of including a policy within the Plan specifically related to housing for older people, and in this respect consider that the policy should be renamed as such rather than calling it 'Retirement Housing', particularly as some older people do not retire at State Pension age and continue to work for many years.

We consider that the policy should be re-drafted to recognise the many different forms of housing for older people, all of which can help meet growing needs for our ageing population. We suggest the following wording:

“Proposals for all types of housing for older people, including lifetime homes, sheltered housing, extra care housing and care homes will be supported on suitable sites where they are shown to meet an identified need.”

Policy CH H7 – Development Boundary

Whilst we are supportive of establishing a development boundary for the village, we consider the boundary as indicated in Figure 2 of the emerging NP has been drawn too tightly and offer's little scope for accommodating further growth over the Plan period. This also means that some sites which could provide for more specialist forms of housing such as retirement homes or starter homes (see our comments in relation to paragraph 4.15 and policy CH H5 above) are excluded when they could provide for a specific housing need within the village.

With regards to the wording of the policy, we consider there could be greater clarity provided to establish what type and form of development is 'necessary or suitable for a countryside location'. Currently, this vague description leaves the 'necessary or suitable' development open to interpretation when a clearer description could avoid the submission of planning applications otherwise considered unsuitable.

Other opportunities

Rectory Homes retain an option on land at Golden Hills, site reference 842 in the SODC 2017 SHELAA – as identified within Appendix 6: Site Allocations report of the emerging NP. The site has not been allocated for development within the Submission Draft NP and is located outside of, but adjoining, the defined settlement boundary. The SHELAA considered the site to be 'suitable, available and achievable' with an indicative capacity of 21 units, and the site was considered the same within the January 2019 update to the SHELAA, although with a slight increase of capacity to 23 units.

We consider that the site could make a valuable contribution to housing requirements which are not met by recent completions or existing commitments in the village. The site adjoins the existing housing at Golden Hills and is bound to the south-east by the recreation ground. It has no notable physical constraints to development and it has no planning policy designation which would restrict development of the site. It would therefore form a small logical extension to the village, and could deliver a significant public benefit in the form of a new pedestrian link through the site to the recreation ground which would better integrate the recreation ground with the settlement and make it more easily accessible to residents and visitors to Chinnor.

The existing homes along Golden Hills comprise, in majority, bungalows, with a few two-storey dwellings located at the western and northern ends of the road. As such, the site could accommodate a small development of bungalows in keeping with the prevalence of built form in the area and the site's edge of village location. Such bungalows would be ideally suited as retirement housing for downsizers or those with limited mobility that would prefer single-floor living. Given the identified need for and support for retirement housing within the emerging Neighbourhood Plan, this site provides a significant opportunity to deliver housing which meets these objectives on a sustainable site, located within a short walking distance from village amenities.

Furthermore, we understand there is an on-going issue in the village with vehicle theft and vandalism. As such, there is an opportunity to provide a new car park for residents and visitors to the village alike.

A small car park in this location would be afforded natural surveillance from the new dwellings, which is not possible for the existing car park and parking areas along the Ridgeway.

We would very much welcome a discussion with the Parish Council about the benefit of delivering a small amount of development on this site in the form of specialist bungalows for older people, a new area of public open space and a dedicated car parking area for the benefit of the village community.

We trust these comments are helpful and will assist the Steering Group to progress the Review to the Chinnor Neighbourhood Plan. If you have any queries or would like to discuss any of the points raised, please contact me on the details below.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'P.P. SK'.

Jolande Bowater BSc (Hons) DipTP MRTPI
Planning Director

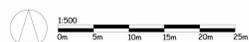
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Email: Jolande.bowater@rectory.co.uk



Key

- Site Boundary
- Hedgerow / planting
- Residential Development
- Informal Parking Area
- Open Space
- Mown Path
- - - Natural Surveillance / Active Frontage
- Indicative Tree Planting



PROJECT: Golden Hills, CHINNOR	DEPARTMENT: PLANNING	DRAWN BY: LL	CHECKED BY:	RECTORY HOMES LTD RECTORY HOUSE, THAME ROAD HADDENHAM, AYLESBURY, BUCKINGHAMSHIRE, HP17 8DA T: 01844 295100 F: 01844 295350 www.rectory.co.uk	
DRAWING: Indicative Parameter Plan	DRAWING No: P.214.PP.01	SCALE: 1:500	PAPER: A1		
STATUS: PROPOSED		DATE: 03.12.19			

Response 10

Respondent Details

Information	
Respondent Number: 10	Respondent ID: 132255793
Date Started: 09/12/2019 10:29:23	Date Ended: 09/12/2019 10:39:01
Time Taken: 9 mins, 38 secs	Translation: English
IP Address:	Country: United Kingdom

Q1. Are you completing this form as an:
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<p>Q2. You can provide your comments on the Reviewed Chinnor 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. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>Please see comments below.</p>

<p>Q3. You can upload supporting evidence here.</p>
<ul style="list-style-type: none">File: 18.11.19 response from Sydenham PC.pdf - Download

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.

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SYDENHAM PARISH COUNCIL

c/o 12 Park View, Sydenham, Oxfordshire OX39 4LQ

Telephone 01844 873690

parishcouncil@sydenhamvillage.co.uk

18 November 2019

South Oxfordshire District Council
135 Eastern Avenue
Milton Park
Milton
OX14 4SB

Dear Sirs,

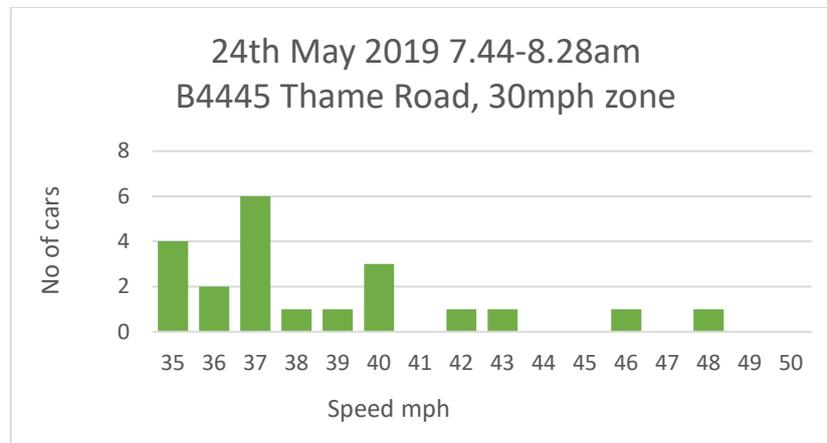
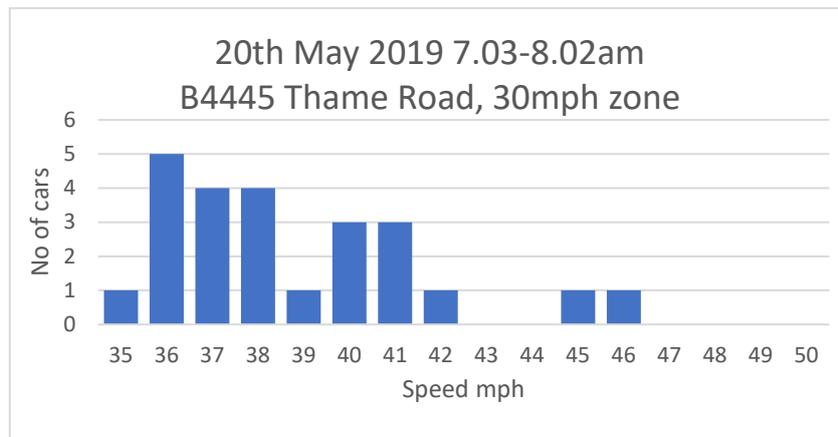
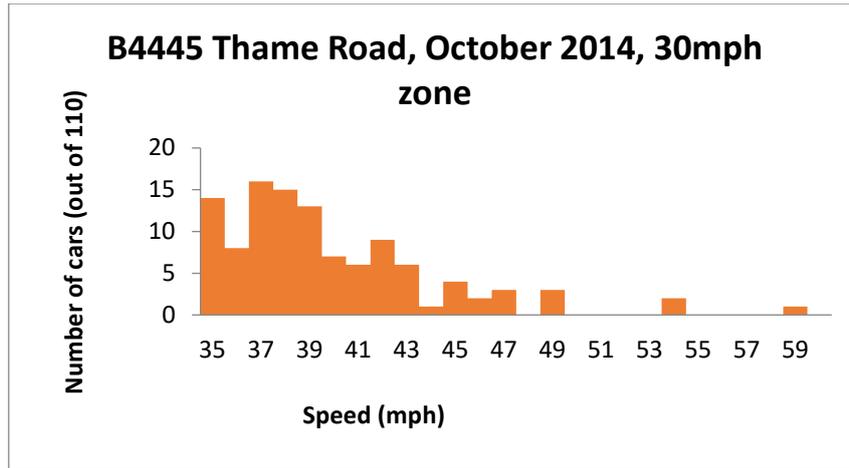
Re: Chinnor Neighbourhood Plan review

Sydenham Parish Council would like to respond to the reviewed Neighbourhood Plan in connection to the proposed speed reduction measures planned along the B4445.

Action Point 3 on page 83 mentions the extension of the 30mph zone towards Emmington along the B4445 and the implementation of speed reduction measures such as pinch gates at the entrance to Chinnor Village from the Thame Road. We have been liaising with Chinnor Parish on the speed reduction measures along the B4445, regarding the requirement for a pinch point on the approach to the Inn at Emmington turn as part of a wider scheme (previously discussed with Highways in 2015). Whilst this stretch of road is in the Chinnor parish the speeding problem adversely affects our villagers as they turn onto the B4445, and those who live along Thame Road. A second pinch point near Emmington could combine with the extension of the 30pmh zone along the Thame Road and pinch point at the entrance to Chinnor Village, and it would seem sensible to include this in a single scheme to reduce costs. We therefore feel strongly that this should be included in the listed proposals.

The number of new developments in Chinnor, both existing and proposed, plus those with planning yet to be executed is significantly increasing the amount traffic on the B4445. This is causing an existing problem to be exacerbated. Developer funding generated by these sites would be well spent on traffic calming for this stretch of road.

As part of our research into this matter we have the data from the TVP speed van located in the B4445 layby by the Inn at Emmington (please see www.tvphampshiretraffweb.co.uk using 'Thame Road, Chinnor' to search) together with data obtained from mobile Speed Indicator Devices in October 2014 and more recently in May 2019. This clearly demonstrates the ongoing speed problem.



We trust that this additional pinch point can be incorporated to the proposals, as discussed with Chinnor Parish Council and County Councillor Jeannette Matelot.

Yours faithfully,

Heather Mullins
 Clerk/RFO
 on behalf of Sydenham Parish Council

Response 11

Respondent Details

Information	
Respondent Number: 11	Respondent ID: 132256616
Date Started: 09/12/2019 10:39:54	Date Ended: 09/12/2019 10:47:46
Time Taken: 7 mins, 52 secs	Translation: English
IP Address:	Country: United Kingdom

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<p>Please see comments below.</p>

<p>Q3. You can upload supporting evidence here.</p>
<ul style="list-style-type: none">• File: Archstone response 4.12.2019.pdf - Download

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Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.

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South Oxfordshire District Council
135 Eastern Avenue
Milton Park
Abingdon
OX14 4SB

planning.policy@southoxon.gov.uk

4th December 2019

Dear Sir or Madam

Chinnor Neighbourhood Development Plan - Review

Please find the below comments on the draft reviewed Neighbourhood Plan, submitted by Archstone who control the land off Crowell Road, Chinnor (SHLAA site ref. 901).

The site was the subject of an appeal decision in December 2018 for a scheme for 54 dwellings (APP/Q3115/W/17/3188694). While the appeal was dismissed, the inspector indicated that the site could be suitable for residential development with potentially acceptable impacts on the AONB and heritage assets. The proposed highway access was also considered satisfactory. However, the inspector considered that the development was not needed in the context of the spatial strategy for the Development Plan at that time.

The logic of the site becomes more evident as the Bellway scheme takes shape on the opposite side of the road and we believe that the site merits consideration for residential development.

In addition to general residential use, the site would also be suitable for accommodation specifically for older people, such as an age restricted development with extra-care type facilities, if there is a need identified locally.

We note that the Neighbourhood Plan review has undertaken an assessment for site allocations. In Appendix 1 there is an assessment of cycling distances to schools and the post office. This shows that site 901 is approximately 1km from the nearest school and 1.3km from the post office (and High Street generally). The site is therefore a sustainable distance from these particular facilities. The village also obviously has other services, such as the Co-Op on Oakley Road, which is significantly nearer (approximately 0.5 km).

The decision for the appeal confirms that there are a range of shops and facilities within walking distance of the site.

We therefore suggest the site allocation assessment's method of adding the school distance to the post office distance (as two separate journeys), is not a logical or representative way to prove or compare whether a site is sustainable in transport terms.

Archstone Projects Limited

Barns Close, Littleworth, Amberley, Glos GL5 5AG
Registered Company in England and Wales No. 08932462
www.archstone.co.uk

It is also clearly incorrect for the assessment to conclude that “the site is distant from village amenities and new residents would probably rely upon the car for most journeys.” This is no more that case for this site, than other sites on the edge of the village that have been allocated.

We understand that the Neighbourhood Plan review does not seek to allocate any new sites for housing, other than those which already have planning permission.

However, the review of the Neighbourhood Plan refers to the emerging South Oxfordshire Local Plan and the draft distribution of housing therein. There is currently huge uncertainty about the progress of the submitted Local Plan and whether the current spatial strategy and allocations will proceed. The timescale for a new up to date Local Plan is also uncertain.

We therefore propose that the Neighbourhood Plan allocates the land off Crowell Road (site 901) as a reserve site for around 50 dwellings (the appeal was for 54 dwellings) or retirement use, which could come forward if needed depending on the Local Plan or other factors. This would help future proof the Neighbourhood Plan in a period of significant uncertainty against the need for another early review.

If the examiner decides that a hearing is required, we would be grateful of the opportunity to participate.

Yours faithfully

Jonathan Porter

Jonathan Porter MRTPI
Planning Director

Email. jp@archstone.co.uk
Mb. 07500 070103

Response 12

Respondent Details

Information	
Respondent Number: 12	Respondent ID: 132257652
Date Started: 09/12/2019 10:54:41	Date Ended: 09/12/2019 10:58:01
Time Taken: 3 mins, 20 secs	Translation: English
IP Address:	Country: United Kingdom

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<p>Please see comments below.</p>

<p>Q3. You can upload supporting evidence here.</p>
<ul style="list-style-type: none">File: Gladman response 4.12.2019.pdf - Download

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Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.

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Chinnor Neighbourhood Plan

Regulation 16 Consultation

Submission Version



December 2019

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1 INTRODUCTION

1.1 Context

- 1.1.1 These representations provide the response of Gladman to the current consultation held by South Oxfordshire District Council (SODC) on the submission version of the Chinnor Neighbourhood Plan (CNP) under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012.
- 1.1.2 Gladman specialise in the promotion of strategic land for residential development and associated community infrastructure. From this experience, we understand the need for the planning system to deliver the homes, jobs and thriving local places that the country needs.
- 1.1.3 This response provides an analysis of the CNP and the policy decisions promoted within the draft plan. Comments made by Gladman are provided in consideration of the CNP's vision, objectives and suite of policies and its ability to fulfil the Neighbourhood Plan Basic Conditions as established by paragraph 8(2) of Schedule 4b of the Town and Country Planning Act 1990 (as amended) and supported by the Neighbourhood Planning chapter of the Planning Practice Guidance (PPG).
- 1.1.4 In accordance with the Neighbourhood Plan Basic Conditions, Neighbourhood Plan policies should align with the requirements of the National Planning Policy Framework (NPPF 2019) and the wider strategic policies for the area set out in the Council's adopted Development Plan. Neighbourhood Plans should provide a policy framework that complements and supports the requirements set out in these higher-order documents, setting out further, locally-specific requirements that will be applied to development proposals coming forward.
- 1.1.5 The CNP should only be progressed if it meets the Neighbourhood Plan Basic Conditions, supported by a robust and proportionate evidence base.
- 1.1.6 This submission focuses on the following:
- Legal Compliance;
 - Regard to national policy and guidance; and
 - Neighbourhood Plan vision, objectives and policies

2 LEGAL REQUIREMENTS, NATIONAL POLICY & GUIDANCE

2.1 Legal Requirements

2.1.1 Before a neighbourhood plan can proceed to referendum it must be tested against a set of basic conditions set out in paragraph 8(2) of Schedule 4b of the Town and Country Planning Act 1990 (as amended). The Basic Conditions that the CNP must meet are as follows:

- a) Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan;
- b) Having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order;
- c) Having regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order;
- d) The making of the neighbourhood plan contributes to the achievement of sustainable development;
- e) The making of the neighbourhood plan is in general conformity with the strategic policies contained within the development plan for the area of the authority;
- f) The making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations; and
- g) The making of the neighbourhood plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.

3 NATIONAL POLICY AND GUIDANCE

3.1 National Planning Policy Framework

3.1.1 On the 24th July 2018, the Ministry of Housing, Communities and Local Government published the revised National Planning Policy Framework (NPPF/the Framework). The first revision since 2012, it implemented 85 reforms announced through the Housing White Paper. This version of the NPPF was itself superseded on the 19th February 2019, with the latest version, largely only making alterations to the Government's approach for the Appropriate Assessment as set out in Paragraph 177 of the NPPF.

3.1.2 Paragraph 214 of the 2019 NPPF sets out the transitional arrangements for the implementation of revised national planning policy. Paragraph 214 confirms that development plan documents submitted on or after the 24th January 2019 will be examined against the latest version of the NPPF. Given that the CNP was submitted for Examination after this date, the comments provided within this representation reflect the national policy requirements as set out in the NPPF2019.

3.1.3 The NPPF (2019) sets out the Government's planning policies for England and how these are expected to be applied. In doing so it sets out the requirements of the preparation of neighbourhood plans within which locally-prepared plans for housing and other development can be produced. Crucially, the changes to national policy reaffirms the Government's commitment to ensuring up to date plans are in place which provide a positive vision for the areas which they are responsible for to address the housing, economic, social and environmental priorities to help shape future local communities for future generations. In particular, paragraph 13 states that:

"The application of the presumption has implications for the way communities engage in neighbourhood planning. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies."

3.1.4 Paragraph 14 further states that:

"In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided all of the following apply:

a. The neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;

b. The neighbourhood plan contains policies and allocations to meet its identified housing requirement;

c. The local planning authority has at least a three-year supply of deliverable housing sites (against its five-year supply requirement, including the appropriate buffer as set out in paragraph 73); and

d. The local planning authority's housing delivery was at least 45% of that required over the previous three years."

3.1.5 The NPPF (2019) also sets out how neighbourhood planning provides local communities with the power to develop a shared vision for their area in order to shape, direct and help deliver sustainable development needed to meet identified housing needs. Neighbourhood plans should not promote less development than set out in Local Plans and should not seek to undermine those strategic policies. Where the strategic policy making authority identifies a housing requirement for a neighbourhood area, the neighbourhood plan should seek to meet this figure in full as a minimum. Where it is not possible for a housing requirement figure to be provided i.e. where a neighbourhood plan has progressed before the adoption of a Local Plan, then the neighbourhood planning body should request an indicative figure to plan for and consider the latest evidence of housing need, population of the neighbourhood area and the most recently available planning strategy of the local planning authority.

3.1.6 In order to proceed to referendum, the Neighbourhood Plan will need to be tested through independent examination in order to demonstrate that they are compliant with the basic conditions and other legal requirements before they can come into force. If the Examiner identifies that the neighbourhood plan does not meet the basic conditions as submitted, the plan may not be able to proceed to referendum.

3.2 Planning Practice Guidance

3.2.1 Following the publication of the NPPF (2018), the Government published updates to its Planning Practice Guidance (PPG) on 13th September 2018 with further updates being made in the intervening period. The updated PPG provides further clarity on how specific elements of the Framework should be interpreted when preparing neighbourhood plans.

3.2.2 Although a draft neighbourhood plan must be in general conformity with the strategic policies of the adopted development plan, it is important for the neighbourhood plan to provide flexibility and consider the reasoning and evidence informing the emerging Local Plan which will be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested against. For example, the neighbourhood planning body should take into consideration up-to-date housing needs evidence as this will be relevant to the question of whether a housing supply policy in a neighbourhood plan contributes to the achievement of sustainable development. Where a neighbourhood plan is being brought forward before an up-to-date Local Plan is in place, the qualifying body and local planning authority should discuss and aim to agree the relationship between the policies in the emerging Neighbourhood Plan, the emerging Local Plan and the adopted

Development Plan¹. This should be undertaken through a positive and proactive approach working collaboratively and based on shared evidence in order to minimise any potential conflicts which can arise and ensure that policies contained in the neighbourhood plan are not ultimately overridden by a new Local Plan.

- 3.2.3 It is important the neighbourhood plan sets out a positive approach to development in their area by working in partnership with local planning authorities, landowners and developers to identify their housing need figure and identifying sufficient land to meet this requirement as a minimum. Furthermore, it is important that policies contained in the neighbourhood plan do not seek to prevent or stifle the ability of sustainable growth opportunities from coming forward.

¹ PPG Reference ID: 41-009-20160211

4 DEVELOPMENT PLAN

4.1 Relationship to Local Plans

4.1.1 To meet the requirements of the Framework and the Neighbourhood Plan Basic Conditions, neighbourhood plans should be prepared to conform to the strategic policy requirements set out in the adopted Development Plan. The adopted Development Plan relevant to the preparation of the CNP is the South Oxfordshire Core Strategy, adopted in December 2012. Chinnor is identified as one of the larger villages which the Plan seeks to support and enhance and is therefore considered a sustainable location for future growth.

4.1.2 The Council have been working on a new Local Plan for the District having consulted on a Publication Version in October 2017. The emerging Local Plan (eLP) was later submitted to the Secretary of State for independent examination on 29th March 2019. Following the District Council elections in May 2019, the new Council administration considered a number of options for the emerging Local Plan concerning potential changes to the Plan or the decision to withdraw the eLP and restart the Local Plan process. The Secretary of State wrote to the Council on 22nd July 2019 outlining concerns with the Council's intention to pause progress on the eLP highlighting the delay and uncertainty this will cause and the implications it will have across Oxfordshire.

4.1.3 It still remains unclear whether the Council has decided to continue with the eLP or withdraw it from the examination process. Given that there remains considerable uncertainty it will be important that for the CNP to provide flexibility, so it is capable of being effective over the plan period and ensure it is not ultimately superseded by s38(5) of the Planning and Compulsory Purchas Act 2004 which states that:

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

5 CHINNOR NEIGHBOURHOOD PLAN

5.1 Context

5.1.1 These representations are made in response to the current consultation on the submission version of the CNP, under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012. This section of the representation highlights the key points that Gladman raise with regard to the content of the CNP as currently proposed.

5.2 Neighbourhood Plan Policies

Policy CH H2 – Affordable Housing

5.2.1 The above states developments that result in a net gain of 10 or more dwellings should provide a minimum of 40% affordable housing on site.

5.2.2 Whilst Gladman support the ambition to increase affordable housing delivery in principle, Gladman consider that the requirements of the adopted Core Strategy as set out in Policy CSH3 already requires development proposals to provide 40% affordable housing, albeit at a threshold of development now inconsistent with the NPPF (2019). As such, this is merely a duplication of the adopted policy requirement and would be contrary to paragraph 16(f) of the NPPF which states that:

“Plans should serve a clear purposes, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).”

5.2.3 In addition, this is considered to be a strategic policy which should only be tested through the emerging Local Plan process. As such, Gladman suggest that this policy is modified as follows:

“Development which provides a policy compliant affordable housing contribution will be supported.”

Policy CH H4: Allocation of Affordable Housing for Local People

5.2.4 Whilst supporting the aspirations of the above policy in principle, Gladman reiterate our previous comments submitted to the Regulation 14 consultation that this is not a land use policy it is a statement of intent and therefore should not be contained in the main body of the CNP. Gladman consider that the above policy would be better served if it were included in section 10 as a Community Action.

Policy CH H6 – Site Allocations

5.2.5 The above policy identifies a total of five sites as housing allocations to provide a total of 507 new homes over the plan period. Gladman note that these sites are proposed as site allocations in order

to safeguard permissions and to benefit from the full weight of protection under paragraph 14 of the NPPF (2019).

- 5.2.6 Gladman consider that these sites should be referred to as existing commitments within the CNP as opposed to allocations since the majority of them already benefit from planning consent. Furthermore, it is currently uncertain whether the emerging Local Plan examination will commence or the Local Plan to be withdrawn, and the Local Plan process is started afresh. As such, a flexible approach to future sustainable development opportunities should be taken and this is discussed in further detail in response to Policy CH H7.

Policy CH H7 – Development Boundary

- 5.2.7 The above policy seeks to define the Chinnor Development Boundary. Development within the development boundary will be supported. Proposals beyond the development boundary will only be supported where they are necessary or suitable for a countryside location, infill development or are consistent with development plan policies.
- 5.2.8 Gladman do not consider the use of development boundaries to be appropriate if they would limit the ability of sustainable development opportunities from coming forward. Indeed, the approach taken would be more consistent with the approach taken in former national policy PPS7 which took a restrictive stance to development in the countryside. The Framework is clear that development which is considered sustainable should go ahead without delay in accordance with the presumption in favour of sustainable development. Indeed, Policy CH B2 of the Plan recognises that development proposals for employment development will be supported outside of the defined development boundary subject to the criteria attached to that policy, yet the same provision is not offered to additional residential growth opportunities which could assist in delivering identified housing needs and other community benefits.
- 5.2.9 Accordingly, Gladman recommend that the policy is modified so that it allows for a degree of flexibility. The following wording is put forward for consideration:

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

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

Development adjacent to the existing settlement will be supported provided that any adverse impacts do not significantly and demonstrably outweigh the benefits of development.”

5.2.10 Indeed, this approach was taken in the examination of the Godmanchester Neighbourhood Plan. Paragraph 4.12 of the Examiner’s Report states:

“...Policy GMC1 should be modified to state that “Development ...shall be focused within or adjoining the settlement boundary as identified in the plan.” It should be made clear that any new development should be either infill or of minor or moderate scale, so that the local distinctiveness of the settlement is not compromised. PM2 should be made to achieve this flexibility and ensure regard is had to the NPPF and the promotion of sustainable development.”

Policy CH GP1 – Local Green Space

5.2.11 Policy CH GP1 proposals to allocate 15 parcels of land as Local Green Space (LGS). The designation of LGS is a significant policy tool with protection comparable to Green Belt land without meeting exceptional circumstances tests. In order to designate land as LGS the CNP must be supported by proportionate and robust evidence to demonstrate how each of the designations meets the national policy requirements set out in Paragraphs 99 and 100 of the NPPF.

5.2.12 Whilst some evidence has been undertaken to support the proposed designations it simply provides a general statement of information. Furthermore, for several sites no information relating to the size of sites is provided so it is unclear whether these meet the tests required by national planning policy. Whilst noting that a number of spaces are areas of public open space these should not be allocated as LGS if they are not capable of meeting all three tests as they are already protected by other policies in the Development Plan. As such, the consideration of some sites which are considered to be extensive tract of land may inadvertently set a principle that the scale of sites identified would lead to other local communities progressing LGS of a similar size which would be unsuitable. The issue regarding what constitutes an extensive tract of land has been previously explored in a number of Neighbourhood Plan Examinations for both emerging and made Neighbourhood Plans. The follow Examiner’s Reports are of particular note:

- The Seldlescombe Neighbourhood Plan Examiner’s Report² recommended the deletion of a LGS measuring approximately 4.5ha as it was found to be an extensive tract of land.
- The Oakley and Deane Neighbourhood Plan Examiner’s Report³ recommended the deletion of a LGS measuring approximately 5ha and also found this area to be not local in character. Thereby failing to meet 2 of the 3 tests for LGS designation.
- The Alrewas Neighbourhood Plan Examiner’s Report⁴ identifies that both sites proposed as LGS in the neighbourhood plan to be extensive tracts of land. The Examiner in this instance recommended the deletion of the proposed LGS which measured approximately 2.4ha and 3.7ha.

² <http://www.rother.gov.uk/CHttpHandler.ashx?id=22996&p=0> – Pages 22 - 23

³ <https://www.basingstoke.gov.uk/content/doclib/1382.pdf> - Pages 27 - 29

⁴ <https://www.lichfielddc.gov.uk/Council/Planning/The-local-plan-and-planning-policy/Neighbourhood->

-
- The Freshford and Limpley Neighbourhood Plan Examiner's report⁵ identified that the six LGS proposed did not meet the criteria required by the Framework either collectively or individually. Indeed, the Examiner identified that the combination of sites comprised of extensive tract of land. The Examiner also considered that the protection of fields to 'prevent agglomeration between the settlement areas...is not the purpose of Local Green Space designation'.
 - The Easington Neighbourhood Plan Examiner's Report⁶ recommended the deletion of three LGS (16ha and 2ha) considered to be extensive tracts of land. The third proposed LGS was deleted due to the lack of evidence demonstrating its importance a significance to the local community.
 - The Tattenhill and Rangemore Neighbourhood Plan Examiner's Report⁷ recommended the deletion of two LGS comprising of 4.3ha and 9.4ha.
 - The Norley Neighbourhood Plan Examiner's Report⁸ identified a total of 13 LGS where proposed for designation. The Examiner in that instance recommended at paragraph 4.98 that the 'identification of these extensive tracts of agricultural land was contrary to NPPF policy' and recommended that the policy should be deleted. The proposed LGS measured in the range of 1ha – 4.3ha.
 - The Malpas and Overton Neighbourhood Plan Examiner's Report⁹ recommended the deletion of policy LC4 which included a total of 42 LGS. The Examiner identified that 'a number of identified sites do not meet one or all of these requirements.' With regard to the third criteria the Examiner recommended that sites 16, 17 and 40 be deleted as they are 'relatively extensive tracts of countryside'. The size of these sites ranged from 3.4ha – 16ha.

5.2.13 Gladman recommend that the Steering Group reconsider its evidence base prior to submitting the Plan for independent examination.

plans/Downloads/Alrewas/Alrewas-Neighbourhood-Plan-Examiners-Report.pdf - pages 25 - 26

⁵ http://www.wiltshire.gov.uk/freshford_limpley_examination_final_report.pdf - paragraphs 71 - 88

⁶ <https://www.stroud.gov.uk/media/2596/2016-04-28-eastington-examiners-report-final.pdf> - paragraphs 3.36 - 2.43

⁷ <http://www.eaststaffsbc.gov.uk/sites/default/files/docs/planning/planningpolicy/neighplanning/tatenhill/02%20Tatenhill%20Neighbourhood%20Plan%202015.pdf> - pages 24 - 27

⁸ <http://consult.cheshirewestandchester.gov.uk/file/3626372> - paragraphs 4.91 - 4.99

⁹ http://www.google.co.uk/url?sa=t&rct=j&q=&esrc=s&source=web&cd=1&cad=rja&uact=8&ved=0ahUKEwim4NzPr43TAhVGIsAKHfiV_CXIQFggcMAA&url=http%3A%2F%2Fconsult.cheshirewestandchester.gov.uk%2Ffile%2F3341992&usg=AFQjCNFSSPBKws36mL9T1Z_hYfdVRVI3boA&sig2=jxAP6G0Igzg7oRkPtG98SA - paragraphs 6.116 - 6.132

6 CONCLUSIONS

- 6.1.1 Gladman recognises the Government’s ongoing commitment to neighbourhood planning and the role that such Plans have as a tool for local people to shape the development of their local community. However, it is clear from national guidance that the CNP must be consistent with national planning policy and guidance. If the plan is found not to meet the Basic Conditions at Examination, then the plan will be unable to progress to referendum.
- 6.1.2 The Steering Group must ensure that the policies within the CNP allow for sufficient flexibility and are based on robust and justified evidence. As detailed through these submissions, we suggest that greater flexibility must now be built into the CNP’s proposals given to current uncertainty over the outcome of the eLP examination. Should the CNP fail to plan for this flexibility then there is a real risk that its proposals will need to be reviewed upon the adoption of the eLP, to remain an up-to-date part of the Development Plan for the Parish.
- 6.1.3 In a number of instances, the CNP’s policies are not in accordance with the requirements of national policy and guidance. These issues should be addressed through modification of the Plan to enable flexibility and to ensure the Plan’s policies are able to meet the basic conditions.
- 6.1.4 Should the Examiner decide it is necessary to hold a hearing session(s) to discuss the issues raised then Gladman formally request to participate at the examination in public.

Response 13

Respondent Details

Information	
Respondent Number: 13	Respondent ID: 132258631
Date Started: 09/12/2019 11:09:27	Date Ended: 09/12/2019 11:58:13
Time Taken: 48 mins, 46 secs	Translation: English
IP Address: 85.115.52.201	Country: United Kingdom

Q1. Are you completing this form as an:
Individual

Your comments

<p>Q2. You can provide your comments on the Reviewed Chinnor 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. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>2 Thame Road, Chinnor, OX39 4QS.</p>

<p>Q4. If appropriate, you can set out below what change(s) you consider necessary to make the plan able to proceed. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>Please remove the zig zag lines outside the shop. It is a very small area, however, it greatly affects the business - in an adverse manner.</p>

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.

Title Mr

Name Michael Burr

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 (where applicable)

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

Yes I would like to be notified

Response 14

Respondent Details

Information	
Respondent Number: 14	Respondent ID: 132262432
Date Started: 09/12/2019 11:59:49	Date Ended: 09/12/2019 12:03:59
Time Taken: 4 mins, 10 secs	Translation: English
IP Address: 85.115.52.201	Country: United Kingdom

Q1. Are you completing this form as an:
Individual

Your comments

Q2. You can provide your comments on the Reviewed Chinnor 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. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.
Movement of crossing.

Q4. If appropriate, you can set out below what change(s) you consider necessary to make the plan able to proceed. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.
Move crossing away from shop entrance.

Public examination

Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Reviewed Chinnor Neighbourhood Plan:
Don't know

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.

Title	Mr
Name	David Colinswood
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 (where applicable)	

Response 15

Respondent Details

Information	
Respondent Number: 15	Respondent ID: 132262819
Date Started: 09/12/2019 12:04:22	Date Ended: 09/12/2019 12:16:32
Time Taken: 12 mins, 10 secs	Translation: English
IP Address: 85.115.52.201	Country: United Kingdom

Q1. Are you completing this form as an:
Individual

Your comments

<p>Q2. You can provide your comments on the Reviewed Chinnor 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. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>The crossing outside the shop is stopping people from parking outside the businesses which is stopping passing trade and delivery's. Also this new junction at the end of Mill Lane is situated to close to the bus stop which makes it very hard to see pass the school children in the morning.</p>

<p>Q4. If appropriate, you can set out below what change(s) you consider necessary to make the plan able to proceed. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>I would like to see the crossing removed and the bus stop moved further along.</p>

Public examination

<p>Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Reviewed Chinnor Neighbourhood Plan:</p>
<p>Don't know</p>

Public examination

<p>Q7. Please state your specific reasons for requesting a public hearing below:</p>
<p>Because the new layout does not work for local businesses or the public.</p>

Your details and future contact preferences

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.

Title	Mr
Name	Jonathan Kitchen
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 (where applicable)	

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

Yes I would like to be notified

Response 16

Respondent Details

Information	
Respondent Number: 16	Respondent ID: 132263850
Date Started: 09/12/2019 12:17:35	Date Ended: 09/12/2019 12:22:32
Time Taken: 4 mins, 57 secs	Translation: English
IP Address: 85.115.52.201	Country: United Kingdom

Q1. Are you completing this form as an:
Individual

Your comments

<p>Q4. If appropriate, you can set out below what change(s) you consider necessary to make the plan able to proceed. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>The zigzag lines outside the shop are causing problems with parking and could cause the shop to close which would be a great shame as it is a key shop for lots of locals.</p>

Public examination

<p>Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Reviewed Chinnor Neighbourhood Plan:</p>
Don't know

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.

Title Mr
Name Ian McCairns
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 (where applicable)

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

Yes I would like to be notified

Response 17

Respondent Details

Information	
Respondent Number: 17	Respondent ID: 132264315
Date Started: 09/12/2019 12:23:05	Date Ended: 09/12/2019 12:32:56
Time Taken: 9 mins, 51 secs	Translation: English
IP Address: 85.115.52.201	Country: United Kingdom

Q1. Are you completing this form as an:
Individual

Your comments

<p>Q4. If appropriate, you can set out below what change(s) you consider necessary to make the plan able to proceed. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>Who made the ridiculous decision on the new junction on the B4445 Thame Road in Chinnor? It is narrow and dangerous and made worse by bus stops opposite each other, and the zebra crossing. It is extremely dangerous! It also is detrimental to the convenience store there as when i could park outside the shopkeeper would bring my purchases out to my car. (I have a blue badge)</p> <p>The Mill Lane junction is very narrow and dangerous. Zebra is badly situated.</p>

Public examination

<p>Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Reviewed Chinnor Neighbourhood Plan:</p>
Don't know

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.

Title	Mr
Name	Reo Admans
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 (where applicable)	

Response 18

Respondent Details

Information	
Respondent Number: 18	Respondent ID: 132265045
Date Started: 09/12/2019 12:33:33	Date Ended: 09/12/2019 12:50:23
Time Taken: 16 mins, 50 secs	Translation: English
IP Address:	Country: United Kingdom

Q1. Are you completing this form as an:
Individual

Your comments

Q4. If appropriate, you can set out below what change(s) you consider necessary to make the plan able to proceed. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.
<p>I think the best way forward in this awkward situation is make the school bus pick up point to their waiting destination on the new estate car park off the main road to stop further traffic congestion our local shop mps.</p> <p>Across the road from the bus stops both sides off the road has 0 car parking facility's: so thus you are closing down a very well run family shop. Serving this part of the village of (?) i have lived in the village for 50+ years and i have seen many changes including the (?) of local businesses. Please act now.</p> <p>(?) = unreadable word, please see scanned original response below.</p>

Q5. You can upload supporting evidence here.
<ul style="list-style-type: none">File: Mr Savase response 5.11.2019.pdf

Public examination

Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Reviewed Chinnor Neighbourhood Plan:
Don't know

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.

Title Mr
Name Ian Savase
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 (where applicable)

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

Yes I would like to be notified

Comment form for the Reviewed Chinnor Neighbourhood Plan - publicity period

Chinnor has submitted a reviewed neighbourhood plan to South Oxfordshire District Council. The reviewed plan will replace the Chinnor Neighbourhood Development Plan, adopted on 12 October 2017.

Please return the form by **5pm on Wednesday 4 December 2019** to Planning Policy, South Oxfordshire District Council, 135 Eastern Avenue, Milton Park, Milton, OX14 4SB or email planning.policy@southoxon.gov.uk

This form has two parts

Part A – Personal details

Part B – Your comments

Part A

1. Are you completing this form as an: (please tick one box)

- Individual
- Organisation
- Agent

2. As the neighbourhood planning process includes an independent examination of the plan, your name, postal address and email (where applicable) are required for your comments to be considered.

Title	MR
Name	IAN SAVAGE
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 (where applicable)	

Part B – Your comments

3. You can provide your comments on the Reviewed Chinnor 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, one of the supporting documents.

If you are commenting on a specific section or a supporting document, please make this clear.

After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner.

If you wish to provide evidence and any supporting documents to support or justify your comments, please attach these to your response.

*

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

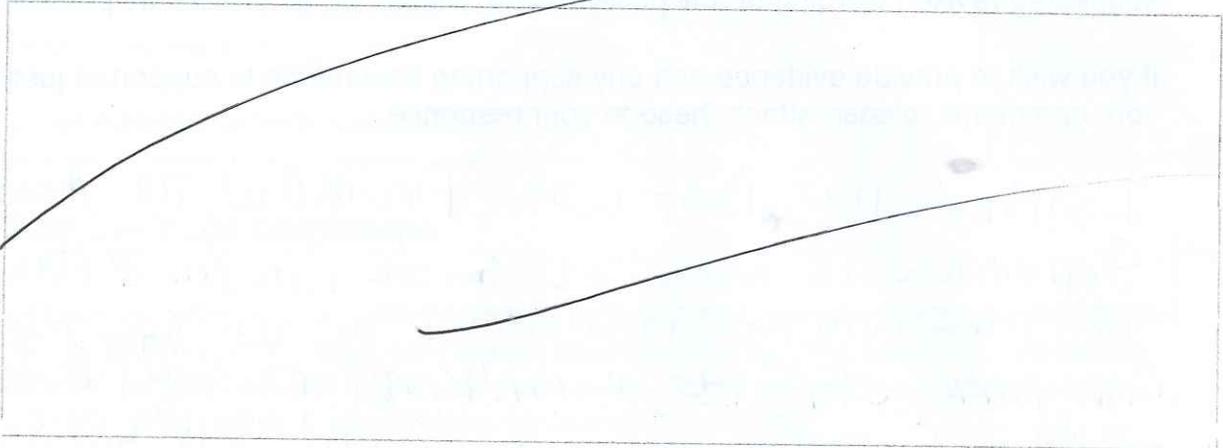
If you wish to provide evidence and any supporting documents to support or justify your comments, please attach these to your response.

I THINK THE BEST WAY FORWARDED IN THIS AFFECTED SITUATION IS MAKE THE SCHOOL BUS PICK UP POINT TO THE WAITING DESTINATION. ON THE NEW US STATE CAR PARK OFF THE MAIN ROAD TO STOP FURTHER TRAFFIC CONGESTION OUR LOCAL ST-61 W-13. ACROSS THE ROAD FROM THE BUS STOP. BOTH SIDES OF THE ROAD HAS CAR PARKING FACILITIES. SO THIS YOU ARE CLOSING DOWN A VERY WELL RUN FAMILY SHOP. SERVING THIS PART OF THE VILLAGES OF CHINNOR. I HAVE LIVED IN THIS VILLAGES FOR 50+ YEARS. I HAVE SEEN MANY CHANGES INCLUDING THE COMING OF LOCAL BUSINESSES. PLEASE NOT NOW YOU

5. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Reviewed Chinnor Neighbourhood Plan:

- No, I do not request a public examination
- Yes, I request a public examination
- Don't know

6. Please state your specific reasons for requesting a public hearing below:



Next steps

After the publicity period ends, your comments, name, postal address and email (where applicable) will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018.

Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement, available alongside this document.

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

Yes, I would like to be notified

Response 19

Respondent Details

Information	
Respondent Number: 19	Respondent ID: 132266138
Date Started: 09/12/2019 12:52:13	Date Ended: 09/12/2019 13:06:02
Time Taken: 13 mins, 49 secs	Translation: English
IP Address: 85.115.52.201	Country: United Kingdom

Q1. Are you completing this form as an:
Individual

Your comments

Q2. You can provide your comments on the Reviewed Chinnor 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. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

I am writing you to explain the issue regarding the new zebra crossing and zigzag line and the bus stop at Thame Road Chinnor. Since there is zebra crossing and zigzag line and new busstop came in am finding to hard to shopping in MPS convenient store. And as so many customers like to support local bussiness and as long as I remember there was nothing mentioned about this changes in planning details. If this continues it will affect local business owners and people who is really benefiting from this business. Because if people can't park please considering all this issue please re consider and take proper action that a will be fair on business owners and custtomers.

Q4. If appropriate, you can set out below what change(s) you consider necessary to make the plan able to proceed. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

In my opinion i personally think if you can move the bus stop further down and zigzag line make bit smaller, means we can park and get necessary things and it will be usefull for mothers with baby's and elderly people who like to use the local shop.

Public examination

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

Because of as i spoken to lacial business owner and few nighbours. I realise that when we fist received a planning details there not mention about this zebra crossing and busstop coming front of the shop. Thats why now are asking for public sector.

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.

Title Mrs

Name Agnesia

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 (where applicable)

Response 20

Respondent Details

Information	
Respondent Number: 20	Respondent ID: 132269517
Date Started: 09/12/2019 13:44:02	Date Ended: 09/12/2019 13:53:49
Time Taken: 9 mins, 47 secs	Translation: English
IP Address: 85.115.52.201	Country: United Kingdom

Q1. Are you completing this form as an:
Individual

Your comments

Q2. You can provide your comments on the Reviewed Chinnor 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. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.
<p>I am writing you to explain the issue regarding the new zebra crossing and zigzag line and the new bus stop thame road Chinnor.</p> <p>Since there is zebra crossing and zigzag line and new bus stop came I can't park I'm in shop owner I can't delivery for the milk, bread every day delivery, frozen delivery everything for health and safety (?) one if this planning really affect for my business and customers. Please re consider and take proper action that a will be fair for my business and customers happy.</p> <p>(?) - unreadable word, please see scanned original response below.</p>

Q3. You can upload supporting evidence here.
<ul style="list-style-type: none">File: Mr M. Sivasankav 04.12.19.pdf

Q4. If appropriate, you can set out below what change(s) you consider necessary to make the plan able to proceed. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.
<p>In my opinion I think if you can move the bus stop further down and zigzag line make bit smaller. Means short stay parking please for delivery and customers park and get necessary things and it will be use full for mother's with baby's and elderly people.</p>

Public examination

Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Reviewed Chinnor Neighbourhood Plan:
Don't know

Public examination

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

Because I spoken few neighbours I realise that when we first received an planning details there is not mention about this zebra crossing and bus stop coming front my shop.

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.

Title Mr
Name M Sivasankav
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 (where applicable)

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

Yes I would like to be notified

RECEIVED 04 DEC 2019

Comment form for the Reviewed Chinnor Neighbourhood Plan - publicity period

Chinnor has submitted a reviewed neighbourhood plan to South Oxfordshire District Council. The reviewed plan will replace the Chinnor Neighbourhood Development Plan, adopted on 12 October 2017.

Please return the form by 5pm on Wednesday 4 December 2019 to Planning Policy, South Oxfordshire District Council, 135 Eastern Avenue, Milton Park, Milton, OX14 4SB or email planning.policy@southoxon.gov.uk

This form has two parts

Part A – Personal details

Part B – Your comments

Part A

1. Are you completing this form as an: (please tick one box)

- Individual
 Organisation
 Agent

2. As the neighbourhood planning process includes an independent examination of the plan, your name, postal address and email (where applicable) are required for your comments to be considered.

Title	Mr
Name	M. Sivasankar
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 (where applicable)	

Part B – Your comments

3. You can provide your comments on the Reviewed Chinnor 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, one of the supporting documents.

If you are commenting on a specific section or a supporting document, please make this clear.

After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner.

If you wish to provide evidence and any supporting documents to support or justify your comments, please attach these to your response.

I am writing you to Explain the issue Regarding the New zebra Crossing and zigzag line and the new bus stop thame Road Chinnor.

Since there is zebra Crossing and zizzag line and new bus stop came I can't park I'm in ~~my~~ Shop owner I can't delivery for the Milk, bread every day delivery, Frozen delivery everthing for health and safety ^{two} one if this ~~pa~~ Plannig really affect for my business and Customers. Please ^{be} Consider and take Proper action that a will be fair ~~on~~ for my business and Customeres happy.

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

If you wish to provide evidence and any supporting documents to support or justify your comments, please attach these to your response.

In my opinion I think if you can move the bus stop further down and zigzag line make bit smaller. Means short stay parking please for delivery and costumes park and get necessary things and it will be use full for mother's with baby's and elderly people.

5. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Reviewed Chinnor Neighbourhood Plan:

- No, I do not request a public examination
- Yes, I request a public examination
- Don't know

6. Please state your specific reasons for requesting a public hearing below:

Because I spoken few neighbours
I realise that when we first received a
planning details there is not mention about
this zebra crossing and bus stop coming front
my shop.

Next steps

After the publicity period ends, your comments, name, postal address and email (where applicable) will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018.

Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement, available alongside this document.

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

Yes, I would like to be notified

Response 21

Respondent Details

Information	
Respondent Number: 21	Respondent ID: 132270424
Date Started: 09/12/2019 13:57:33	Date Ended: 09/12/2019 14:19:35
Time Taken: 22 mins, 2 secs	Translation: English
IP Address:	Country: United Kingdom

Q1. Are you completing this form as an:
Individual

Your comments

<p>Q2. You can provide your comments on the Reviewed Chinnor 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. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>I am writing you to explain the issue regarding the new zebra crossing and zigzag line and the bus stop at Thames road Chinnor. Since there is zebra crossing and zizzag line and new bus stop came in am finding hard to do shoping im mps convenient store and as so many other customers i like to support local business and long as i remember there was nothing mentioned about this changes in planning details if this continues it will affect local business owners and people can't park near our local business owner going find it hard to continues running business. Considering all this issue please reconsider and take proper action that a will be fair on business owners and customers</p>

<p>Q4. If appropriate, you can set out below what change(s) you consider necessary to make the plan able to proceed. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>In my opinion I personally think if you can move the bus stop further down and zigzag line make bit smaller, means we can park and get necessary things and it will be use full for mother's with baby's and elderly people who like to use the local shop.</p>

Public examination

<p>Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Reviewed Chinnor Neighbourhood Plan:</p>
Don't know

Public examination

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

Because of as i spoken to local business owner and few neighbours I realise that when we first received a planning details there in not mention about this zebra crossing and bus stop coming front of the shop that's why now we asking for public sector.

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.

Title	Mrs
Name	Vanasa
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 (where applicable)	

Response 22

Respondent Details

Information	
Respondent Number: 22	Respondent ID: 132272107
Date Started: 09/12/2019 14:22:29	Date Ended: 09/12/2019 14:27:45
Time Taken: 5 mins, 16 secs	Translation: English
IP Address:	Country: United Kingdom

Q1. Are you completing this form as an:
Agent

Your comments

<p>Q2. You can provide your comments on the Reviewed Chinnor 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. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>Please see comments below.</p>

<p>Q3. You can upload supporting evidence here.</p>
<ul style="list-style-type: none">File: National Grid response 20.11.19.pdf - Download

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.

Title	-
Name	Lucy Bartley
Job title (if relevant)	Consultant Town Planner
Organisation (if relevant)	National Grid
Organisation representing (if relevant)	Wood
Address line 1	Nicholls House
Address line 2	Homer Close
Address line 3	Leamington Spa
Postal town	Warwickshire
Postcode	CV34 6TT
Telephone number	+44 (0) 1926 439 000
Email address (where applicable)	n.grid@woodplc.com

Lucy Bartley
Consultant Town Planner

Tel: 01926 439116
n.grid@woodplc.com

Sent by email to:
Planning.policy@southoxon.gov.uk

20 November 2019

Dear Sir / Madam

Chinnor Neighbourhood Plan Consultation SUBMISSION ON BEHALF OF NATIONAL GRID

National Grid has appointed Wood 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 Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales and National Grid Electricity System Operator (NGESO) operates the electricity transmission network across the UK. The energy is then distributed to the eight electricity distribution network operators across England, Wales and Scotland.

National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.

National Grid previously owned part of the gas distribution system known as 'National Grid Gas Distribution limited (NGGDL). Since May 2018, NGGDL is now a separate entity called 'Cadent Gas'.

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 National Grid's 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.

National Grid has identified that it has **no record** of such apparatus within the Neighbourhood Plan area.



Electricity Distribution

The electricity distribution operator in South Oxfordshire Council is SSE Power Distribution. Information regarding the transmission and distribution network can be found at: www.energynetworks.org.uk

Appendices - National Grid Assets

Please find attached in:

- Appendix 1 provides a map of the National Grid network across the UK.

Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our infrastructure. We would be grateful if you could add our details shown below to your consultation database.

Lucy Bartley
Consultant Town Planner

n.grid@woodplc.com

Wood E&I Solutions UK Ltd
Nicholls House
Homer Close
Leamington Spa
Warwickshire
CV34 6TT

Spencer Jefferies
Development Liaison Officer, National Grid

box.landandacquisitions@nationalgrid.com

National Grid House
Warwick Technology Park
Gallows Hill
Warwick
Warwickshire
CV34 6DA

I hope the above information is useful. If you require any further information, please do not hesitate to contact me.

Yours faithfully

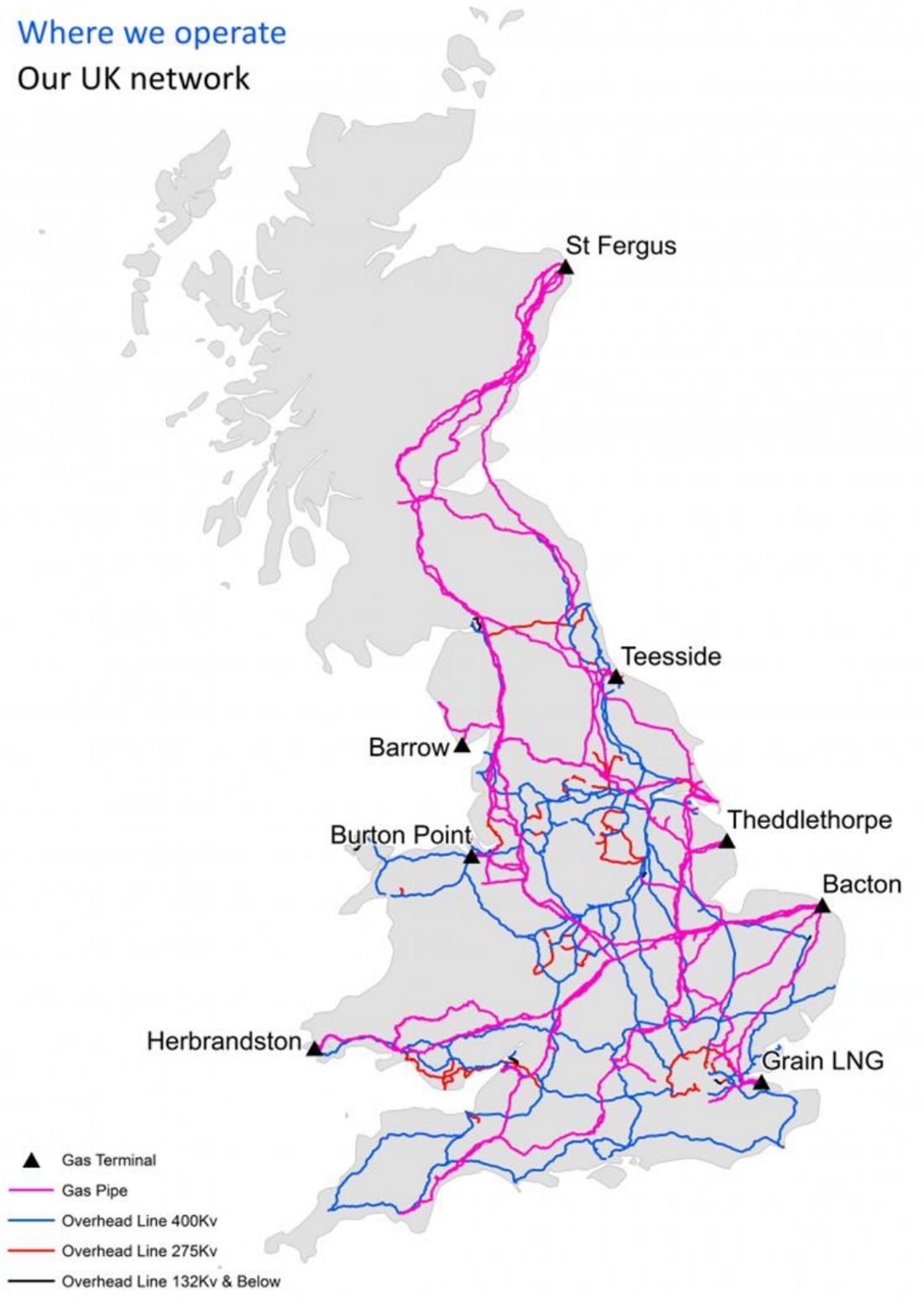
[via email]

Lucy Bartley
Consultant Town Planner

cc. Spencer Jefferies, National Grid

APPENDIX 1: NATIONAL GRID'S UK NETWORK

Where we operate
Our UK network



Response 23

Respondent Details

Information	
Respondent Number: 23	Respondent ID: 132272774
Date Started: 09/12/2019 14:30:03	Date Ended: 09/12/2019 14:32:44
Time Taken: 2 mins, 41 secs	Translation: English
IP Address:	Country: United Kingdom

Q1. Are you completing this form as an:
Organisation

Your comments

<p>Q2. You can provide your comments on the Reviewed Chinnor 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. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>Please see comments below.</p>

<p>Q3. You can upload supporting evidence here.</p>
<ul style="list-style-type: none">File: NATURA~1.PDF - Download

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.

Title	-
Name	Lauren Schofield
Job title (if relevant)	Adviser
Organisation (if relevant)	Natural England
Organisation representing (if relevant)	-
Address line 1	Hornbeam House
Address line 2	Crewe Business Park
Address line 3	Electra Way
Postal town	Cheshire
Postcode	CW1 6GJ
Telephone number	3000603900
Email address (where applicable)	Lauren.Schofield@naturalengland.org.uk

Date: 23 October 2019
Our ref: 297975



Chinnor Parish Council

BY EMAIL ONLY

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

T 0300 060 3900

Dear Sir or Madam,

Planning Consultation: Chinnor Neighbourhood Plan REG 16

Thank you for your consultation on the above dated 16th October 2019.

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 Chinnor Neighbourhood Plan we have a few comments to make:

Environmental policies at the neighbourhood plan level are a good opportunity to define local priorities for biodiversity conservation and enhancement, and to think about identifying key habitats, species and opportunities to improve habitat connectivity and green infrastructure. Strengthening environmental policies in the Chinnor Neighbourhood Plan reinforces environmental commitments for new developments including the allocated developments that already have planning permission. Please consider adding to the neighbourhood plan:

- 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. Please see Paragraph 171 of the NPPF for further reference. Annex A provides examples of Green Infrastructure;
- Policies around Connectivity in the parish. Proposals for development should provide wildlife corridors that allow wildlife to move from one area of habitat to another. Where ecologically relevant, fences and walls are encouraged to incorporate features that allow dispersal of wildlife through areas of green space and gardens. We recommend keeping green space within villages and across developments in order to maintain connectivity of wider ecological networks. Green spaces in built-up areas also help the health and wellbeing of residents. For further reference please see paragraphs 170, 171 and 174 of the NPPF.
- Policies around Priority Habitats and Species. Planning policies should promote the conservation, restoration and enhancement of priority habitats, and promote the recovery of

priority species populations. Please consult Annex A for guidance on how to find priority species and habitats in the Chinnor neighbourhood area. For further reference please see paragraph 174 of the NPPF.

- Policies on designated sites. Chinnor Neighbourhood Plan Area contains two designated sites: Chinnor Chalk Pits SSSI and Chinnor Hill SSSI. We recommend explicit mention of the need for protection of these two sites, with any new development ensuring appropriate safeguarding is in place for the designated sites.
- Policies on protected landscapes- Chilterns AONB: We note that the southern part of the parish lies within Chilterns AONB, with the rest of the parish lying in the setting of the AONB. Paragraph 172 of the NPPF describes the strong protection afforded to AONBs. It is a requirement to ensure that any application for a new development in the Parish which may affect the AONB or setting of the AONB includes a Landscape Visual Impact Assessment (LVIA). As such, we recommend inclusion of an additional policy that includes words to the effect of “All new development which could affect the Chilterns AONB or its setting will be required to submit a Landscape Visual Impact Assessment (LVIA) following the Guidelines for Landscape and Visual Impact Assessment (3rd edition) as part of an application”.

The allocated sites in this neighbourhood plan already have planning permission, but any opportunity for further consideration of the how the above suggestions could be incorporated into the sites would be a welcome opportunity for environmental gains.

The recently produced [Neighbourhood Plan for Benson](#), in South Oxfordshire provides an excellent example. 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.

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

Yours sincerely,

Lauren Schofield
Adviser
Sustainable Development
Thames Team

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

Natural Environment Information Sources

The [Magic](http://magic.defra.gov.uk/)¹ 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 [here](#)².

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)³. 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](#)⁴.

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](http://magic.defra.gov.uk/)⁵ website and also from the [LandIS website](http://www.landis.org.uk/)⁶, which contains more information about obtaining soil data.

Natural Environment Issues to Consider

The [National Planning Policy Framework](#)⁷ sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](#)⁸ sets out supporting guidance.

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

¹ <http://magic.defra.gov.uk/>

² <http://www.nbn-nfbr.org.uk/nfbr.php>

³ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

⁴ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

⁵ <http://magic.defra.gov.uk/>

⁶ <http://www.landis.org.uk/index.cfm>

⁷ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/733637/National_Planning_Policy_Framework_web_accessible_version.pdf

⁸ <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

Landscape

Paragraph 170 of the National Planning Policy Framework (NPPF) highlights the need to protect and enhance valued landscapes through the planning system. Your plan 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.

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)⁹), such as Sites of Special Scientific Interest or [Ancient woodland](#)¹⁰. 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 and habitat

You'll also want to consider whether any proposals might affect priority species (listed [here](#)¹¹) or protected species. Natural England has produced advice [here](#)¹² to help understand the impact of particular developments on protected species. Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land, further information including links to the open mosaic habitats inventory can be found [here](#).

Ancient woodland and veteran trees-link to standing advice

You should consider any impacts on ancient woodland and veteran trees in line with paragraph 175 of the NPPF. Natural England maintains the Ancient Woodland [Inventory](#) which can help identify ancient woodland. Natural England and the Forest Commission have produced [standing advice](#) for planning authorities in relation to ancient woodland and veteran trees. It should be taken into account by planning authorities when determining relevant planning applications. Natural England will only provide bespoke advice on ancient woodland/veteran trees where they form part of a SSSI or in exceptional circumstances

Biodiversity net gain

Under section 40 of the Natural Environment and Rural Communities Act 2006 Local Planning Authorities are required to conserve and enhance biodiversity. The NPPF section 170 states "*Planning policies and decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity...*". Suitable methods for calculating biodiversity net gain can include the Defra biodiversity offsetting metric¹³ and the environment bank biodiversity impact calculator¹⁴. Natural England would expect a policy within the Neighbourhood Plan to include wording to ensure that net biodiversity gain is achieved.

⁹<http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹⁰ <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

¹¹ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹² <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

¹³ <https://www.gov.uk/government/collections/biodiversity-offsetting#guidance-for-offset-providers-developers-and-local-authorities-in-the-pilot-areas> Note; the 'Guidance for developers' and 'Guidance for offset providers' documents provide a calculation method.

¹⁴ <http://www.environmentbank.com/impact-calculator.php> , and http://www.google.co.uk/url?sa=t&rct=j&q=&esrc=s&source=web&cd=3&ved=0ahUKEwi7vcbI0aDQAhVMDcAKHb8IDEUQFggsMAI&url=http%3A%2F%2Fconsult.welhat.gov.uk%2Ffile%2F4184236&usq=AFQjCNFfkbJJQ_UN0044Qe6rmiLffxckg

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 170. For more information, see our publication [Agricultural Land Classification: protecting the best and most versatile agricultural land](#)¹⁵.

Green Infrastructure, Improving Your Natural Environment.

Inclusion of Green Infrastructure (GI) in to development plans can provide multifunctional benefits to the area. These can include opportunities for recreation, health and wellbeing and access to nature as well as providing connected habitats for wildlife.

Your plan or order can offer exciting opportunities to enhance your local environment through inclusion of GI. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained, connected, enhanced or new features you would like to see created as part of any new development. Examples might include:

- Providing a new footpath with landscaping through the new development to link into existing rights of way or other green spaces.
- Restoring a neglected hedgerow or creating new ones.
- 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.
- Considering how lighting can be best managed to encourage wildlife.
- Adding a green roof or walls to new or existing buildings.

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 in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance on this](#)¹⁶).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, 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).

¹⁵ <http://publications.naturalengland.org.uk/publication/35012>

¹⁶ <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>

Green Roofs

Natural England is supportive of the inclusion of living roofs in all appropriate development. Research indicates that the benefits of green roofs include reducing run-off and thereby the risk of surface water flooding; reducing the requirement for heating and air-conditioning; and providing habitat for wildlife.

We would advise your council that some living roofs, such as sedum matting, can have limited biodiversity value in terms of the range of species that grow on them and habitats they provide. Natural England would encourage you to consider the use of bespoke solutions based on the needs of the wildlife specific to the site and adjacent area. Please refer to <http://livingroofs.org/> for a range of innovative solutions.

Response 24

Respondent Details

Information	
Respondent Number: 24	Respondent ID: 132273075
Date Started: 09/12/2019 14:33:54	Date Ended: 09/12/2019 14:38:29
Time Taken: 4 mins, 35 secs	Translation: English
IP Address:	Country: United Kingdom

Q1. Are you completing this form as an:
Organisation

Your comments

<p>Q2. You can provide your comments on the Reviewed Chinnor 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. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>Please see comments below.</p>

<p>Q3. You can upload supporting evidence here.</p>
<ul style="list-style-type: none">File: Oxfordshire County Council Response - 4.12.2019.pdf - Download

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.

Title	-
Name	Venina Bland
Job title (if relevant)	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
Postcode	OX1 1ND
Telephone number	-
Email address (where applicable)	PlanningInOxfordshire@oxfordshire.gov.uk

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

Yes I would like to be notified

County Hall
New Road
Oxford
OX1 1ND

Director for Planning and Place –
Susan Halliwell

04 December 2019

South Oxfordshire District Council
Email: planning.policy@southoxon.gov.uk

Copy: chinnorpc@btconnect.com

Dear Sir/Madam

**Chinnor – Submission Reviewed Neighbourhood Plan - Consultation closes 04/12/19
Comments to be forwarded to independent Examiner**

Thank you for your email on 16 October 2019 inviting Oxfordshire County Council to comment on the reviewed submission version Neighbourhood Plan. The County Council supports in principle the ambition of Chinnor Parish Council to review their made Neighbourhood Plan.

We note, this review of the made neighbourhood plan proposes to allocate five sites, delivering a total of 507 dwellings (Policy CH H6). All the proposed allocations have extant planning permission. The five sites are:

- Chi7 – Land west of Mill Lane Primary School – 78 dwellings - P16/S1468/O (P17/S3916/FUL, P17/S0808/RM, P18/S3881/FUL). Under construction.
- Chi21 – Land south of Greenwood Avenue – 140 dwellings - P16/S3284/O.
- Chi1 – Land east of Crowell Road – 120 dwellings - P14/S1586/O (P17/S0574/RM, P17/S2231/FUL). Under construction.
- Chi20 – Land south of Greenwood Avenue – 80 dwellings - P14/S0953/O (P15/S4131/RM). Under construction.
- Chi13 – Land north of Lower Icknield Way – 89 dwellings – P15/S0154/O (P17/S2915/RM, P18/S3819/FUL). Under construction.

Our comments follow those provided at the pre-submission draft stage of the reviewed Neighbourhood Plan on 04 July 2019. The Parish Council has addressed these comments in their Consultation Statement. We also made relevant comments on the pre-submission draft on 24 March 2015 and submission draft on 20 March 2017 of the current made Neighbourhood Plan.

Detailed officer comments, which include some amendments, are set out in Annex 1 below. We don't seek a public hearing but do seek to be kept informed of any decisions on this neighbourhood plan.

Yours sincerely

Venina Bland

Venina Bland

Planner

Email: PlanningInOxfordshire@oxfordshire.gov.uk

ANNEX 1
OFFICER ADVICE

District: South Oxfordshire

Consultation: Chinnor add Neighbourhood Plan 2011 – 2034 (Reviewed Plan)

Team: Archaeology

Officer's Name: Richard Oram

Officer's Title: Planning Archaeologist

Date: 19 November 2019

Comments

The revised plan still only refers to the built heritage of the area and makes no mention that heritage assets also include archaeological sites. As such our advice remains unchanged from the July draft.

This policy only includes references to the built historic environment and does not address potential impacts to any below ground archaeological heritage assets. As such this plan is not in line with the National Planning Policy Framework (2019). This is a matter we raised when the made plan was being formulated.

A policy along the following lines would help to achieve the goal of conserving and enhancing the historic environment as set out in the NPPF.

Policy - Historic Environment

The parish's designated historic heritage assets and their settings, both above and below ground including listed buildings, scheduled monuments and conservation areas will be conserved and enhanced for their historic significance and their important contribution to local distinctiveness, character and sense of place. Proposals for development that affect non-designated historic assets will be considered taking account of the scale of any harm or loss and the significance of the heritage asset as set out in the National Planning Policy Framework (NPPF 2018).

District: South Oxfordshire

Consultation: Chinnor add Neighbourhood Plan 2011 – 2034 (Reviewed Plan)

Team: Education

Officer's Name: Joanne Booker

Officer's Title: School Organisation Officer

Date: 18 November 2019

Comments

It is noted that, following the county council's response to the pre-submission draft Neighbourhood Plan in July 2019, Paragraph 2.46 has been corrected to refer to two pre-schools and one nursery, however Paragraph 2.47 still refers to three pre-schools. Paragraph 2.46 also states that Ladybird Pre-School and Jack and Jill Pre-School offer provision for 3 to 5-year olds; as previously advised, both pre-schools provide places for 2 to 5-year olds.

The pupil numbers for St Andrews and Mill Lane listed in Paragraph 2.47 are noted as being from September 2019; these figures are from the January 2019 Pupil Census, however since the county council's previous response the May 2019 Pupil Census data has been released, so these numbers could now be used. At this time, St Andrew's had 326 pupils on roll, and Mill Lane had 189 pupils on roll.

Similarly, in Paragraph 2.48, pupil numbers at Lord Williams' School in Thame could be updated to reflect that, as of May 2019, there were 2,119 pupils on roll. Numbers for Icknield Community College did not change between January and May 2019, so the 693 figure listed is accurate as of the latter month.

Paragraph 3.11 states that 'under the Government's new initiative, pre-schools are being pressed to offer 30 hours nursery provision from age 2 upwards.' It would be more accurate to state that 'pre-schools are being encouraged to offer 30 hours nursery provision for 3 and 4-year olds in working families.'

Paragraph 9.1 has been updated to reflect that St Andrew's is expanding to 2 form entry, however it should also be noted that, following the completion of the expansion, the school will ultimately have a total capacity of 420, so the level of oversubscription is expected to reduce.

Paragraph 9.3 states that 'Mill Lane is already close to capacity and does not have the capacity to go to a 45 pupil (1.5 Form Entry) school. However, it is later noted that 'the school has capacity to expand to create an additional 105 places, which reflects the council's previous comments that Mill Lane School has sufficient site area to expand to at least a 1.5 form entry school, if additional accommodation were to be provided. This paragraph could be reworded to ensure consistency of the information provided.

The wording of Paragraph 9.8 could be adapted to note that Windmill Nursery at Mill Lane Primary School already offers some 30 hours provision, and has a capacity of 52 part-time equivalent (pte) places.

Paragraph 10.3 states that 'pre-schools have to address the Government initiative to increase the Pre-School hours from 15 to 30 hours per week.' Pre-schools can choose whether or not to offer the 30 hours provision, so this is not a requirement. However, the county council welcomes those that are able to provide this, and choose to extend their offer.

Response 25

Respondent Details

Information	
Respondent Number: 25	Respondent ID: 132273682
Date Started: 09/12/2019 14:40:13	Date Ended: 09/12/2019 14:49:58
Time Taken: 9 mins, 45 secs	Translation: English
IP Address:	Country: United Kingdom

Q1. Are you completing this form as an:
Organisation

Your comments

<p>Q2. You can provide your comments on the Reviewed Chinnor 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. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>Please see comments below.</p>

<p>Q3. You can upload supporting evidence here.</p>
<ul style="list-style-type: none">• File: Thames Water response 04.12.2019.PDF - Download• File: Thames Water comments response 04.12.2019.pdf - Download

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.

Title	-
Name	Tasha Hurley
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Organisation representing (if relevant)	Thames Water
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Address line 3	Napier Road
Postal town	Reading
Postcode	RG1 8BW
Telephone number	+44 (0) 1189 520 509
Email address (where applicable)	tasha.hurley@savills.com



Sent by email to:
planning.policy@southoxon.gov.uk

thameswaterplanningpolicy@savills.com

0118 9520 500

4th December 2019

South Oxfordshire District Council - Chinnor Neighbourhood Plan 2011-2034 – Submission Draft August 2019

Dear Sir/Madam,

Thank you for allowing Thames Water Utilities Ltd (Thames Water) to comment on the above.

As you will be aware, Thames Water are the water supply and sewerage undertaker/wastewater provider for the South Oxfordshire District and hence a “specific consultation body” in accordance with the Town & Country Planning (Local Planning) Regulations 2012. We have a number of comments on the consultation document as set out below:

General information

The way water and wastewater infrastructure will be delivered has changed. 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

Paragraph 10.17

When the Neighbourhood Plan was first Made paragraph 10.17 was relevant. With the new connection charges which came into force in April 2018, the paragraph is now outdated. Therefore it should be amended to state:

“Where appropriate, planning permission for developments which result in the need for off-site upgrades, will be subject to conditions to ensure the occupation is aligned with the delivery of necessary infrastructure upgrades.

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 the water/waste water company 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.

Thames Water encourages developers to use their free pre-planning service (<https://www.thameswater.co.uk/preplanning>). This service can tell developers at an early stage if there will be capacity in Thames water and/or wastewater networks to serve their development, or what they will do if there is not.

The developer can then submit this communication as evidence to support a planning application and Thames can prepare to serve the new development at the point of need, helping avoid delays to housing delivery programmes.”

Representations to this effect have also been made to the emerging South Oxfordshire Local Plan.

Paragraph 10.18

The draft Neighbourhood Plan states at paragraph 10.18:

There has been additional engagement with Thames Water during the preparation of the Plan to discuss and obtain information about the operating problems that are being observed currently at the domestic waste water treatment works in Henton which serves Chinnor. The treatment works is of limited capacity and was only able to handle the waste from the Kiln Lakes development by the installation of a buffer storage tank and pumping facility under the playing fields in Station Road.

Our current assessment of proposed growth is based on the numbers indicated in the South Oxfordshire Local Plan. Based on this information, it is anticipated that the sewage treatment works has capacity to serve that growth.

Should these numbers change, the capacity at the works will need to be reassessed.

Paragraph 10.19

The draft Neighbourhood Plan states at paragraph 10.19:

Furthermore there is significant concern, particularly in areas of the community (Mill Lane/Estover Way and Henton itself) already affected by the shortcomings in the existing waste water collection and treatment systems.

Steps have already been taken to address these concerns. Response times to warning alarms have been reduced to ensure any issues are addressed in a timely manner. In addition, a number

of studies have recently been completed considering potential upgrades of the works in line with future predicted growth to manage capacity and operational efficiency.

Paragraph 10.20

The draft Neighbourhood Plan states at paragraph 10.20:

Thames Water was consulted by the Parish Council and the CNP Steering Group jointly during the Plan process. To date Thames Water have not provided answers to either the Parish Council or the CNP Steering Group to how the treatment works can be extended to cope with the 27% growth in dwellings planned for during the Plan period, nor reassurances that the waste water collection system in Chinnor can cope in future with the large scale of development that is taking place and has been approved or awaiting determination through either the planning or appeal processes. However, Thames Water has confirmed its willingness to work closely with the Parish Council and CNP to identify the net increase in waste water and water supply demand on Thames Water's infrastructure.

A meeting took place on 3rd December with the Parish Council to provide the Neighbourhood Plan Steering Group with the confidence in our plans to manage wastewater in the Village. Regrettably, Highways were unable to attend although a further meeting is being planned.

In terms of sewage treatment capacity – as set out above, there is capacity at the STW to take current predicted and planned growth till 2025. Further reviews will be required at the sewage treatment works when the emerging Local Plan has been adopted to understand any risk and any expansion if required to treat additional flows.

In terms of network capacity – an assessment of planned growth in the catchment / committed development has been undertaken, and it has identified that network re-enforcement work is required to manage these additional flows. A further study is now progressing to understand the areas of concern, and any works required to accommodate these flows.

As such early engagement is therefore imperative to enable Thames Water to understand when new development is due to come forward. This will enable us to plan for any potential upgrades to ensure existing customers are not affected.

Site Specific Comments

The attached table 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 Textor on the above number.

Yours sincerely

Thames Water Utilities Ltd

Site ID	Site Name	Water Response	Waste Response	Additional comments
37783	Land East of Crowell Road Chinnor (Approved Reviewed Jan18)	<p>The scale of development/s in this catchment is likely to require upgrades of the water supply network infrastructure. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to agree a housing phasing plan. Failure to liaise with Thames Water will increase the risk of planning conditions being sought at the application stage to control the phasing of development in order to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of development. The housing phasing plan should determine what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development/s in this catchment. The developer can request information on network infrastructure by visiting the Thames Water website</p> <p>https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development.</p>	<p>The scale of development/s is likely to require upgrades to the wastewater network. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan. The plan should determine the magnitude of spare capacity currently available within the network and what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development/s. Failure to liaise with Thames Water will increase the risk of planning conditions being sought at the application stage to control the phasing of development in order to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of development. The developer can request information on network infrastructure by visiting the Thames Water website</p> <p>https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development.</p>	N/A

44110	Land north of Icknield Way, Chinnor - additional info (Approved site)	<p>The scale of development/s in this catchment is likely to require upgrades of the water supply network infrastructure. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to agree a housing phasing plan. Failure to liaise with Thames Water will increase the risk of planning conditions being sought at the application stage to control the phasing of development in order to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of development. The housing phasing plan should determine what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development/s in this catchment. The developer can request information on network infrastructure by visiting the Thames Water website https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development.</p>	<p>The scale of development/s is likely to require upgrades to the wastewater network. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan. The plan should determine the magnitude of spare capacity currently available within the network and what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development/s. Failure to liaise with Thames Water will increase the risk of planning conditions being sought at the application stage to control the phasing of development in order to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of development. The developer can request information on network infrastructure by visiting the Thames Water website https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development.</p>	<p>A model has been completed advising upgrades across the catchment which is in progress and buildability stage to manage growth</p>
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37799	LAND SOUTH OF GREENWOOD AVENUE (1), CHINNOR (Approved)	<p>The scale of development/s in this catchment is likely to require upgrades of the water supply network infrastructure. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to agree a housing phasing plan. Failure to liaise with Thames Water will increase the risk of planning conditions being sought at the application stage to control the phasing of development in order to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of development. The housing phasing plan should determine what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development/s in this catchment. The developer can request information on network infrastructure by visiting the Thames Water website https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development.</p>	<p>The scale of development/s is likely to require upgrades to the wastewater network. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan. The plan should determine the magnitude of spare capacity currently available within the network and what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development/s. Failure to liaise with Thames Water will increase the risk of planning conditions being sought at the application stage to control the phasing of development in order to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of development. The developer can request information on network infrastructure by visiting the Thames Water website https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development.</p>	<p>A model has been completed advising upgrades across the catchment which is in progress and buildability stage to manage growth</p>
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35011	LAND SOUTH OF GREENWOOD AVENUE (2), CHINNOR	<p>The scale of development/s in this catchment is likely to require upgrades of the water supply network infrastructure. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to agree a housing phasing plan. Failure to liaise with Thames Water will increase the risk of planning conditions being sought at the application stage to control the phasing of development in order to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of development. The housing phasing plan should determine what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development/s in this catchment. The developer can request information on network infrastructure by visiting the Thames Water website https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development.</p>	<p>The scale of development/s is likely to require upgrades to the wastewater network. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan. The plan should determine the magnitude of spare capacity currently available within the network and what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development/s. Failure to liaise with Thames Water will increase the risk of planning conditions being sought at the application stage to control the phasing of development in order to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of development. The developer can request information on network infrastructure by visiting the Thames Water website https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development.</p>	<p>A model has been completed advising upgrades across the catchment which is in progress and buildability stage to manage growth</p>
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61854	Land west of Mill Lane Community Primary School	<p>The scale of development/s in this catchment is likely to require upgrades of the water supply network infrastructure. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to agree a housing phasing plan. Failure to liaise with Thames Water will increase the risk of planning conditions being sought at the application stage to control the phasing of development in order to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of development. The housing phasing plan should determine what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development/s in this catchment. The developer can request information on network infrastructure by visiting the Thames Water website https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development.</p>	<p>The scale of development/s is likely to require upgrades to the wastewater network. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan. The plan should determine the magnitude of spare capacity currently available within the network and what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development/s. Failure to liaise with Thames Water will increase the risk of planning conditions being sought at the application stage to control the phasing of development in order to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of development. The developer can request information on network infrastructure by visiting the Thames Water website https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development.</p>	<p>A model has been completed advising upgrades across the catchment which is in progress and buildability stage to manage growth</p>
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Response 26

Respondent Details

Information	
Respondent Number: 26	Respondent ID: 132274649
Date Started: 09/12/2019 14:52:47	Date Ended: 09/12/2019 14:58:42
Time Taken: 5 mins, 55 secs	Translation: English
IP Address: 85.115.52.201	Country: United Kingdom

Q1. Are you completing this form as an:
Individual

Your comments

<p>Q4. If appropriate, you can set out below what change(s) you consider necessary to make the plan able to proceed. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>Save this family run shop as it is very important to local residents of Chinnor and surrounding villages. Sort the parking out asap and don't close down another helpful family business which is much needed.</p>

Public examination

<p>Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Reviewed Chinnor Neighbourhood Plan:</p>
Don't know

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.

Title

Name Sir/Madam

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 (where applicable)

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

Yes I would like to be notified

Response 27

Respondent Details

Information	
Respondent Number: 27	Respondent ID: 132321585
Date Started: 10/12/2019 09:15:00	Date Ended: 10/12/2019 09:18:33
Time Taken: 3 mins, 33 secs	Translation: English
IP Address:	Country: United Kingdom

Q1. Are you completing this form as an:
Organisation

Your comments

<p>Q2. You can provide your comments on the Reviewed Chinnor 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. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>Thank you for consulting Historic England on the revised Chinnor Neighbourhood plan Submission Version. I am happy to confirm that, without prejudice to comments we may wish to make on individual planning applications within the plan area, we will not be submitting formal comments on this consultation.</p>

<p>Q3. You can upload supporting evidence here.</p>
<ul style="list-style-type: none">File: Historic England 4.12.2019.pdf - Download

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.

Title	-
Name	Rob Lloyd-Sweet
Job title (if relevant)	Historic Places Adviser
Organisation (if relevant)	-
Organisation representing (if relevant)	-
Address line 1	Cannon Bridge House
Address line 2	25 Dowgate Hill
Address line 3	-
Postal town	London
Postcode	EC4R 2YA
Telephone number	07825 907288
Email address (where applicable)	Robert.LloydSweet@HistoricEngland.org.uk

From: Lloyd Sweet, Robert <Robert.LloydSweet@HistoricEngland.org.uk>
Sent: 04 December 2019 17:25
To: Planning Policy South
Subject: Fw: Your comments are invited on the Reviewed Chinnor Neighbourhood Plan

To whom it may concern:

Thank you for consulting Historic England on the revised Chinnor Neighbourhood plan Submission Version. I am happy to confirm that, without prejudice to comments we may wish to make on individual planning applications within the plan area, we will not be submitting formal comments on this consultation.

Yours faithfully

Robert Lloyd-Sweet

Rob Lloyd-Sweet | Historic Places Adviser | South East England | Historic England
Cannon Bridge House | 25 Dowgate Hill | London | EC4R 2YA
Mobile: 07825 907288

From: South Oxfordshire District Council [mailto:planning.policy@southoxon.gov.uk]
Sent: 16 October 2019 11:53
To: South East ePlanning
Subject: Your comments are invited on the Reviewed Chinnor Neighbourhood Plan

Dear Sir/Madam

Chinnor has submitted a reviewed neighbourhood plan to South Oxfordshire District Council (SODC). The reviewed plan will replace the Chinnor Neighbourhood Development Plan, adopted on 12 October 2017.

We are inviting your comments on the reviewed plan and supporting documents during an extended publicity period, which normally runs for six weeks, but due to half term is running from **Wednesday 16 October to 5pm on Wednesday 4 December 2019.**

You can view the reviewed neighbourhood plan and supporting documents on [our website](#).

Paper copies are available to view at Chinnor Library, Station Rd, Chinnor OX39 4PU during normal opening hours.

The reviewed neighbourhood plan and supporting documents are also available to view and in an alternative format (for example large print, Braille, audio, email, easy to read and alternative languages) on request, at SODC's office, 135 Eastern Avenue, Milton Park, Milton, OX14 4SB between 8.30am and 5pm Monday to Thursday and 8.30am and 4.30pm on Fridays. Visitor parking is available. Please email haveyoursay@southandvale.gov.uk or call 01235 422425 to arrange.

How to comment

We encourage you to use our online comment form which is available here:
<https://survey.southandvale.gov.uk/s/ReviewedChinnorNP/?m=41165859qgdvc>

Comments can also be made by:

- emailing planning.policy@southoxon.gov.uk
- writing to South Oxfordshire District Council at the above address
- completing a comment form (available at the above venues) and posting or emailing it back to us

As the neighbourhood planning process includes an independent examination of the plan, your name, postal address and email (where applicable) are required for your comments to be considered by the examiner.

Next steps

After the publicity period ends, your response, including your name, postal address and email (where applicable) will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner.

Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this in your comments, but the examiner will make the final decision.

Please clearly state in your comments if you wish to be notified of our decision on whether we formally adopt the neighbourhood plan.

All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our [privacy statement](#).

Thank you in advance for your participation. If you have any questions, please contact haveyoursay@southandvale.gov.uk or call 01235 422425.

Kind regards

Jessica Wilmshurst
Assistant Consultation and Community Engagement Officer
South Oxfordshire District Council

If you do not wish to receive further emails from us, please click the link below, and you will be automatically removed from our mailing list. Please note, we may still need to contact you for certain consultations if we have a legal obligation to do so. <http://survey.southandvale.gov.uk/s/Remove/>



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Response 28

Respondent Details

Information	
Respondent Number: 28	Respondent ID: 132351360
Date Started: 10/12/2019 15:09:09	Date Ended: 10/12/2019 15:11:48
Time Taken: 2 mins, 39 secs	Translation: English
IP Address: 85.115.52.201	Country: United Kingdom

Q1. Are you completing this form as an:
Individual

Your comments

Q2. You can provide your comments on the Reviewed Chinnor 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. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.
Movement of crossing

Q4. If appropriate, you can set out below what change(s) you consider necessary to make the plan able to proceed. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.
Move crossing away from shop entrance

Public examination

Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Reviewed Chinnor Neighbourhood Plan:
Don't know

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.

Title	Mrs
Name	Connie Colinswood
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 (where applicable)	

Response 29

Respondent Details

Information	
Respondent Number: 29	Respondent ID: 133006618
Date Started: 17/12/2019 14:19:40	Date Ended: 17/12/2019 14:53:13
Time Taken: 33 mins, 33 secs	Translation: English
IP Address:	Country: United Kingdom

Q1. Are you completing this form as an:
Individual

Your comments

Q2. You can provide your comments on the Reviewed Chinnor 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. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.
<p>I am writing to explain the issue regarding the new zebra crossing and zigzag line and the bus stop at thame road Chinnor since there is zebra crossing and zizzag line and new bus stop came in am finding hard to do shopping in mps chinnor convenient store. And as so many other customers I like to support Local business and as long as i remember there was nothing mentioned about this changes in planning details. if this continues it will affect local business owners and people who is really benefiting from this business. Because if people cant park means our local business owner going find it hard to continues running business.</p> <p>Considering all this issue please reconsider and take proper action that a will be fair on business owners and customers.</p>

Q4. If appropriate, you can set out below what change(s) you consider necessary to make the plan able to proceed. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.
<p>In my opinion I personally thing if you can move the bus stop further down and zigzag line make bit smaller, means we can park and get necessary things and it will be useful for mothers with baby's and elderly people who like to use the Local shop.</p>

Public examination

Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Reviewed Chinnor Neighbourhood Plan:
Don't know

Public examination

Q7. Please state your specific reasons for requesting a public hearing below:
<p>Because of as i spoken to Local business owners and few neighbours I realise that when we first received a planning details there is not mention about this zebra crossing and bustop coming front of the shop. thats why now we asking for public sector.</p>

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.

Title	Mr
Name	Ruksan Sriskandaraja
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 (where applicable)	