

Cuddesdon and Denton Neighbourhood Plan - publicity period

Response 1

Respondent Details

Information	
Respondent Number: 1	Respondent ID: 138778872
Date Started: 08/04/2020 21:18:56	Date Ended: 08/04/2020 21:34:32
Time Taken: 15 minutes 35 seconds	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 Cuddesdon and Denton 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>As the county councillor for the area considered under this plan I would like to wholeheartedly support this document. It seems to have very clearly addressed the merits and concerns I have about the villages. As someone who regularly runs along the footpaths in and around the settlements I can attest to its almost unique visual setting and believe, very strongly, that it should be preserved with the strongest possible protective policies in all related planning documents.</p> <p>Increasingly intensive farming practices, while no fault of the farmers, who need to make a living, are leading to ever increasing erosion of our native flora and fauna and I am pleased to see that the plan has aspirations to rectify this where possible. I hope the government will act swiftly to improve national policies to enhance and go much further.</p> <p>Much of my role on the county council concerns roads and infrastructure and I am pleased to see the calls for improved active transport links and the revival of the bus links which is essential if we are to dissuade people to use their cars and enable older generations to continue to thrive in this selection of hamlets - which has no shop.</p> <p>Finally I completely support the committee's desire to see affordable housing. I would personally go further and call for community retained housing to ensure that there was always a number of 'starter homes' that could be rented in the villages for younger generations starting out. This is doubtless beyond the scope of the plan but I think the call for affordable housing is made clearly and I too regret previous decisions that have squandered opportunities to deliver that.</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 Cuddesdon and Denton 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, 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.

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Response 2

Respondent Details

Information	
Respondent Number: 2	Respondent ID: 142146849
Date Started: 29/05/2020 12:32:11	Date Ended: 29/05/2020 12:35:52
Time Taken: 3 minutes 41 seconds	Translation: English
IP Address:	Country: United Kingdom

Q1. Are you completing this form as an:
Organisation

Your comments

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South Oxfordshire District Council Response.

Q3. You can upload supporting evidence here.
<ul style="list-style-type: none">File: 2020-05-29 Cuddesdon and Denton NDP Reg 16 Response CS.RR.cs. 2docx.pdf

Public examination

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Your details and future contact preferences

Planning services

HEAD OF SERVICE: ADRIAN DUFFIELD



Listening Learning Leading

Contact officer: Cheryl Soppet

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29th May 2020

Cuddesdon and Denton Neighbourhood Development Plan – Comments under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 (As Amended)

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

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 Cuddesdon and Denton 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.

Yours Sincerely

Cheryl Soppet
Planning Policy Officer (Neighbourhood)

Ref.	Policy	Comments
1	<p>General comment:</p> <p>We note that the NDP group have taken onboard a lot of our comments and advice we have provided them with previously and we commend their efforts.</p>	
2	<p>The emerging South Oxfordshire Local Plan is currently at examination. Whilst neighbourhood plans are tested against the adopted development plan for the district (South Oxfordshire Core Strategy 2012, South Oxfordshire Local Plan 2011 and Oxfordshire County Council Mineral and Waste Plans), the evidence and reasoning of our emerging local plan is relevant to the consideration of whether a neighbourhood plan meets basic conditions.</p> <p>It is important to note that until the emerging local plan is adopted it is subject to change. The council will continue to work with you to ensure complementary neighbourhood and local plan policies are produced. It is important to minimise any conflicts between policies in the neighbourhood plan and those in the emerging local plan. This is because <u>section 38(5) of the Planning and Compulsory Purchase Act 2004</u> requires that the conflict must be resolved in favour of the policy which is contained in the last document to become part of the development plan.</p>	
3	<p>Page 2 – ‘5. Cuddesdon is designated as a ‘Smaller’ unsustainable settlement with minimal services and within the Green Belt and is not expected to grow significantly. Denton and Chippinghurst are not classified meaning that growth is even less.’</p>	<p>We would like to provide a bit of background to the examiner with regard to the settlements referred to in the NDP to avoid any confusion when reading the Emerging Local Plan 2034 and comparing it with the settlement categories used in the NDP. The Emerging Local Plan 2034 as submitted categorises Cuddesdon as an ‘Other Village’ this was an administrative error.</p> <p>The local plan team have provided the following explanation for the reasoning behind Cuddesdon’s actual ‘Smaller Village’ status:</p> <p><i>As a result of changes to the scoring methodology and reviewing data held on each settlement. The overall score for some settlements has changed resulting in some changes from the last publication version 2017, with one settlement Swyncombe being removed from the Hierarchy and two settlements Berrick Salome and Cuddesdon being upgraded to smaller villages in line with how they were categorised in the Core Strategy. The Core Strategy, which has been fully scrutinised, formed the basis for the</i></p>

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		<p><i>updated version of the assessment. Where no change in circumstance could be identified and the settlement score fell between the range for that settlements category and the reason for the change in the interceding assessments could not be fully accounted for the settlement category was updated, as in the case of Cuddesdon.</i></p> <p><i>The approach taken to the score of facilities in Cuddesdon is consistent with the way other settlements have been assessed. The park area with the playground has been scored for the play area and as a sports pitch a separate area has been counted as scoring for public open space this is the area between The Green and the High Street. The assessment doesn't define what should be scored as being a sports pitch other than the ability to play sports which is taken to mean the availability of necessary permanent/temporary infrastructure visible at time of the assessment this would include goal posts.</i></p> <p>Whilst the submitted version of the Emerging Local Plan 2034 refers to Cuddesdon as an 'Other Village', SODC submitted suggested modifications for Cuddesdon to be recategorized as a 'Smaller Village' to the inspector which can be viewed here (Reference 7). Following this, it has also been confirmed by the inspector that the following modifications do not have any bearing on the effect of the policies and can be inserted at the Council's discretion without the need for an Inspector recommendation: 1-7, 9, 12, 14, 19, 26-28, 33, 34, 36, 37, 39-44, 47, 52-54, 60-75 (which can be viewed here). This therefore reinstates Cuddesdon as a 'Smaller Village'.</p> <p>In regards to paragraph 5 we recommend this paragraph is rephrased as the use of unsustainable gives a negative approach to the paragraph and it is not how the Core Strategy 2012 or Emerging Local Plan 2034 refer to Smaller Villages.</p> <p>Paragraph 5 should be rephrased as follows:</p>

Ref.	Policy	Comments
		<p>'Cuddesdon is categorised as a 'Smaller Village' in both the Adopted Core Strategy 2012 and the Emerging Local Plan 2034. Smaller villages have no defined requirement to contribute towards delivering additional housing (beyond windfall and infill development) to meet the overall housing requirement of South Oxfordshire. Denton and Chippinghurst are not classified in the settlement hierarchy meaning that their locations are considered to be less sustainable.'</p>
4	<p>Page 8 – '1.2 The planning authority will assess the proposals against the policies set out in its Local Plan before deciding whether or not to give planning permission.'</p>	<p>We recommend that 'Local Plan' is amended to 'the Adopted Development Plan'. This would make the statement more accurate and would include made neighbourhood plans.</p>
5	<p>Page 15 - '4.3 Clearly Cuddesdon is on the borderline between a 'Smaller' and 'Other' village. It has a pub which serves food and a recreation ground with play equipment and goal posts which are weighted to score high. It does not have any of the facilities which make a community sustainable – shops, school or surgery – and crucially it has no public transport to reach those facilities.'</p>	<p>It is not clear what evidence this statement is based on. The settlement is identified as a smaller village in the Core Strategy 2012. The Settlement Assessment supporting our Emerging Local Plan identifies Cuddesdon as a smaller village, the current wording seems to try and insinuate that there is an additional category that exists between the 'smaller and 'other' village category and cast doubt on its position, this is not the case. Some settlements classified as 'other villages' have a higher score, however other reasons beyond a simple numerical total have justified their lower classification, these reasons are highlighted in appendix 6 of the settlement assessment Background Paper.</p> <p>The following facilities were scored:</p> <ul style="list-style-type: none"> • Drinking establishment/restaurant x1 (score multiplied to give total of 2) • Place of Worship x1 • Village/Community Hall x1 • Sports Pitch x1 • Allotments x1 • Public Open Space x1 • Playground x1

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		<p>The total services and facilities score for each settlement was doubled to give greater weight to this component of the overall score. For Cuddesdon this gave a score of 16. Greater weight is given to facilities score over other aspects in the assessment based on the importance of a settlement being able to provide local services rather than these services having to be assessed in another settlement.</p> <p>Cuddesdon as a 'smaller village' is a sustainable settlement for limited growth. While public transport and access to shops, school or GPs surgery are important all the facility/service types in appendix 2 can contribute to the sustainability of a settlement. The weighting of the score in appendix 2 of the assessment reflects the importance/value of particular services. It is probably not proportional to expect the provision of many higher level facilities the smaller village category.</p> <p>As such the lack of certain service can be highlighted but not in the context of this making the settlement unsustainable.</p> <p>We suggest amending the wording to:</p> <p>'Cuddesdon is classified as a 'Smaller' village in the SODC Settlement Hierarchy. It has a pub which serves food and a recreation ground with play equipment and goal posts (list other facilities listed above) which are weighted based on their value to the sustainability of the settlement. However, the settlement lacks certain facilities which the community feels would make the settlement more sustainable- public transport, shops, school or surgery.'</p>
6	Page 9 '4.5 The latest version of the National Planning Policy Framework discourages significant development in unsustainable parishes such as Cuddesdon and Denton. It argues that	<p>We recommend describing Cuddesdon and Denton as a less sustainable location rather than an unsustainable location.</p> <p>It is helpful for the NDP to set out that the NPPF directs significant development to more sustainable locations. However, it is also important to highlight that development of an</p>

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	“Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.’	appropriate scale may help sustain or improve less sustainable places such as Cuddesdon and Denton..
7	Page 39 – ‘4.91 Cuddesdon and Denton is classified as a ‘Smaller Village’ in the District Council settlement hierarchy, meaning that it is not expected to grow significantly because of its lack of services and public transport, as well as the constraints of the Green Belt. Thus any growth will probably be due to infilling or conversions.’	<p>Denton is not classified in the settlement hierarchy see appendix 4 of the Core Strategy, as such the first part of the paragraph needs to be amended to be in accordance with Policy CSS1.</p> <p>‘Cuddesdon is classified as a ‘Smaller Village’ while Denton is not classified in the District Council settlement hierarchy. Please amend the paragraph to reflect this. You could use wording such as:</p> <p>Cuddesdon is not required to contribute towards delivering additional housing to meet the overall housing requirement of South Oxfordshire.</p> <p>Development proposals in Denton should relate to very specific needs such as those of the agricultural industry or enhancement of the environment.</p> <p>The Cuddesdon and Denton Parish is located in the Green Belt therefore additional growth will likely come from limited infilling, conversions or subdivision of existing properties.’</p>
8	Page 44 - POLICY CD1 – GENERAL DEVELOPMENT PRINCIPLES New development must conform to the following general principles: a) Proposals for infill development within the built-up area of Cuddesdon itself will be	<p>As suggested before, to avoid being overly restrictive and unduly onerous we recommend replacing the first part of the policy with:</p> <p>‘New development proposals will be supported where they have regard to the following general principles:’.</p> <p>With regard to the individual criteria we recommend the following:</p>

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	<p>supported, provided they accord with all relevant requirements set out in other policies in this plan and in the SODC adopted development plan; and</p> <p>b) The development should preserve or enhance the important and valuable aspects of key views either of or from the settlements, as identified in the Character Assessment (Chapter 4) and detailed in Appendix C; and</p> <p>c) The development should maintain the visual importance and setting of individual heritage assets and the Heritage Groups as identified in the Character Assessment (Chapter 4); and</p> <p>d) The development should result in a 10% increase in habitat value for wildlife compared with the pre-development baseline. The design of the development should enhance habitats for protected and notable species, i.e. bats, birds and pond dwelling animals and where relevant should follow the recommendations set out in the Landscape Character Assessment (Annex B).</p> <p>e) Proposals for development within the settlements of Chippinghurst and</p>	<p>Criteria a - Policy H4 of the South Oxfordshire Local Plan 2011 cover infill development in a more detailed manner, we therefore recommend criteria a) is removed.</p> <p>With regard to criteria (c) we suggest using the terms that new development preserves the significance and contribution of setting of individual heritage assets.</p> <p>The wording of policy CD1 point D has been changed since the Regulation 14 consultation but, having consulted with our ecology officer, we are of the opinion that it still needs further clarification. We therefore suggest the following wording:</p> <p>The development should result in a 10% net gain in biodiversity compared with the pre-development baseline. The design of the development should enhance habitats for protected and notable species, i.e. bats, birds and pond dwelling animals and where relevant should follow the recommendations set out in the Landscape Character Assessment (Annex B).</p> <p>If the Parish is going to seek to achieve a 10% net gain in biodiversity and justify this on the basis of the proposals in the Environment Bill then it should reflect the Environment Bill wording and use the term <i>net gain</i>. There is clearly a risk with this policy if the Bill is subsequently amended or falls.</p>

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	<p>Denton and outside the built-up area of Cuddesdon itself will only be supported if they are appropriate for a Green Belt Location or can demonstrate very special circumstances.</p> <p>f) Proposals for development in Denton in the unnamed lane past Denton House will in addition be required to make good any damage to the lane before the development is occupied.</p>	
9	<p>Page 46 - POLICY CD2 – DESIGN PRINCIPLES</p> <p>a) All development, including rebuilding or alterations, should be of a high quality design, which will protect and enhance the village's character as described by the Character Assessment in chapter 4.</p> <p>b) High quality design means development which:</p> <p>i. Follows the adopted South Oxfordshire Design Guide 2016</p> <p>ii. Fits in with the character of the immediate area and wider context within the village with respect to the materials, scale, mass, density, layout and design of the development, as well as its visual connection to the surrounding landscape; and</p>	<p>We encourage the examiner to consider whether it would be appropriate to request for some additional work to be carried out - For example, to provide more detail to describe the built quality of the village's built character, to consider materials in more detail and perhaps explicitly incorporate this into part (b).</p>

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	<p>iii. Integrates the development with the surrounding area through connection to footpaths, open spaces and road frontages. iv. Avoids a significant adverse impact on the amenities of adjoining residents whether by reason of loss of light, privacy or overbearing impact; and v. Protects the dark night sky by not including street lighting; and vi. Retains the dark visual ambiance of the village via minimal external illumination; and vii. Maintains the rural character of the village by not installing pavements or kerbs to existing village lanes; and viii. Provides at least one fast charging point for an electric car; and ix. Supports the national targets to reduce carbon emissions through meeting and preferably exceeding the standards for energy efficiency in the SODC adopted development plan'; and x. Minimises the risk of overheating through appropriate design, natural ventilation, materials, and construction.</p>	
10	<p>POLICY CD3 – HOUSING INFILL DEVELOPMENTS</p> <p>a) New residential development in the Plan area will be strictly controlled to reflect its</p>	<p>There may be a potential conflict with the wording of policy CD3 and both the Adopted Local Plan 2011 and Emerging Local Plan 2034. The Adopted Local Plan 2011 identifies in Policy H4 :</p>

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	<p>location within the Green Belt.</p> <p>b) Limited infilling within the built-up area of Cuddesdon and limited affordable housing for local community needs will be supported where those developments:</p> <ul style="list-style-type: none"> i. reflect the character of their immediate area in terms of their scale, design and layout; and ii. contribute towards a balanced mix of housing in the Plan area; and where applicable are consistent with the special characteristics of their location as described in the Cuddesdon and Denton Character Assessments; and iii. will not involve the outward extension of the built-up area of the village; and iv. is not considered to be backland or unneighbourly development that requires unsuitable access, reduces the privacy of adjoining properties or is inconsistent with the character of the locality; and v. meet all relevant requirements set out in other policies in this plan and in the SODC adopted development plan. 	<p>(v) if the proposal constitutes backland development, it would not create problems of privacy and access and would not extend the built limits of the settlement.</p> <p>And the Emerging Local Plan Policy H16 suggested wording in response to the recent examiners questions for the examination (which can be found here) is:</p> <p>Where a proposal encompasses residential development of land behind an existing frontage or placing of further dwelling/s behind existing dwelling/s within the existing site, the proposals should demonstrate that:</p> <ul style="list-style-type: none"> I. the privacy of existing and future residents will be protected; II. means of access can be appropriately secured; and III. development would not extend the built limits of the settlement <p>The infill policy CD3 therefore appears to rule out all backland development which is in conflict with the approach in Policy H4 of Adopted Local Plan and Policy H16 of the Emerging Local Plan. Policies H4 and H16 are better aligned with the approach set out in paragraph 70 of the NPPF – instead of prohibiting backland development altogether they seek to prevent it in cases where it would result in inappropriate development. We therefore recommend that the criterion is aligned with H4 and H16.</p>
11	<p>Page 47 – 10.1 – ‘to focus on affordable housing for younger people to maintain a mix of both housing sizes and</p>	<p>The affordable housing officer has suggested the following amendments to paragraph 10.1:</p> <p>Although it is appreciated that a ‘focus on affordable housing for younger people to</p>

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	population, as identified in the assessment.'	maintain a mix of both housing sizes and population" was identified in the Parishes' assessment, developments on any site in the South Oxfordshire area has to meet the need of the whole district. The Housing allocations policy has a 20% requirement of allocation to people with a strong local connection to the parish. I therefore suggest section 10.1 makes reference to the Housing Allocations policy. Our suggestion is that this should read "Any Affordable Housing developments of 10 or more dwellings will seek to aid the district wide housing need. 20% of all new Affordable Housing in Cuddesdon & Denton will, on first lettings, be subject to a local connection to the Parish, in accordance to the Housing Allocations Policy.'
Character Assessment		
12	The Conservation Team has provided the following comments in regards to the Character Assessment:	<p>The Conservation officer has reiterated the following comments with regard to the Character Assessment from the previous Regulation 14 Consultation. We encourage the examiner to consider the comments and whether it would be appropriate to request for some additional work to be carried out.</p> <p>The plan area includes heritage assets designated for their national significance and this represents an opportunity to appraise these assets so that they can be appropriately conserved. The character assessment does include assessment of some heritage assets fairly loosely and would benefit from a more in-depth analysis of the historic environment. This would help to support the suggested policies.</p> <p>Comments:</p> <p>Pp 16 & 17 the village character assessments would benefit from further analysis in addition to a brief description. Consider whether there is a distinction between the development character of farm groups and the linear pattern of road fronting houses.</p> <p>P19 4.37 Non-listed buildings are not formally protected and therefore we cannot control development that would otherwise be permitted</p>

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		<p>development.</p> <p>Also, the NPPF para 197 requires that we consider these buildings non designated heritage assets but that we must have a balanced judgement when considering the significance of that asset and the scale of harm. As such there may be instances in planning decisions where some harm may be permissible. I suggest that this is reworded to say that harm should be avoided unless there are material considerations to justify that harm. It is also recommended that a comprehensive list of these non-designated heritage assets is written up, photographed and described. This would help planners identify in planning decisions when they should be applying these additional heritage considerations and would allow the sustainability objectives in Table 5 (p40) to be met. Please see the Appendix to the Wallingford conservation area appraisal which shows how this could be done.</p> <p>P19 4.38 We can consider the contribution of the setting of heritage assets to their significance but in not all instance will the view make a direct and meaningful contribution to what makes the building special. I think that the issue of heritage and setting and the character of the settlement and plan area and views may need to be separated out.</p> <p>P20-21 4.40 Listing does place a duty to protect a listed building and the contribution made by their settings to their special instance. It is important to describe how and why these aspects of their setting make an important contribution to their special and historical architectural interest.</p>

Approved by: _____

Date: _____

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Response 3

Respondent Details

Information	
Respondent Number: 3	Respondent ID: 145689264
Date Started: 27/07/2020 14:17:47	Date Ended: 27/07/2020 14:58:15
Time Taken: 40 minutes 27 seconds	Translation: English
IP Address:	Country: United Kingdom

Q1. Are you completing this form as an:
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<p>I would make two points:</p> <p>1. The neighbourhood plan records in para 1.8.5 that In 2015, the Department for Communities and Local Government drew the importance of landscape character to the attention of the Planning Inspectorate. The minister drew attention to several recent appeal cases in which harm to landscape character has been an important consideration in the appeal being dismissed. Writing about landscape character in planning decisions Brandon Lewis (the minister at the time) stated that, "I have become aware of several recent appeal cases in which harm to landscape character has been an important consideration in the appeal being dismissed, these cases are a reminder of one of the twelve core principles at paragraph 17 of the National Planning Policy Framework, that plans and decisions should take into account the different roles and character of different areas, and recognise the intrinsic character and beauty of the countryside, to ensure that development is suitable for the local context".</p> <p>This goes to the heart of preserving the integrity of the SODC Green Belt that is at risk of being disregarded for short term gain</p> <p>2. It is of paramount importance to make a safe & sustainable transport route for cyclists from Cuddesdon to Oxford via Horspath. The Wheatley / Cuddesdon Roads are subject to the National Speed limit and are heavily used by speeding traffic that for the most part is not local, merely avoiding traffic delays elsewhere. With the introduction of E bikes the Cuddesdon Road hill no longer need deter cyclists but the available road width has decreased over the years and is now insufficient for safe use. The visibility is inadequate to allow continued use of the National Speed limit passing the domestic entrances & field gates and double white lines used to stop overtaking.</p> <p>The approach to the Eastern traffic chicane and the location of the speed restriction signs on what is not a clearly demarcated village street must be changed. This is an obvious route for a cycle lane to be introduced before further fatalities occur.</p>

Public examination

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No, I do not request a public examination

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Response 4

Respondent Details

Information	
Respondent Number: 4	Respondent ID: 145798710
Date Started: 29/07/2020 13:50:31	Date Ended: 29/07/2020 13:55:04
Time Taken: 4 minutes 32 seconds	Translation: English
IP Address:	Country: United Kingdom

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<p>Response received below via email from Scottish and Southern Electricity Network:</p> <p>Thank you for your message below, together with the link, to the above NP web-site.</p> <p>I can confirm that, at this present time, I have no comments to make.</p>

Your details and future contact preferences

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Response 5

Respondent Details

Information	
Respondent Number: 5	Respondent ID: 145799078
Date Started: 29/07/2020 13:55:07	Date Ended: 29/07/2020 13:58:30
Time Taken: 3 minutes 22 seconds	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 Cuddesdon and Denton 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>Response received below via email from Environment Agency.</p>

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

Your details and future contact preferences

From: Planning_THM <Planning_THM@environment-agency.gov.uk>
Sent: 06 March 2020 14:03
To: Planning Policy South
Subject: RE: Your comments are invited on the Cuddesdon and Denton Neighbourhood Plan

Dear Sir/Madam,

Thank you for consulting the Environment Agency on the Cuddesdon and Denton Neighbourhood Plan.

Based on the environmental constraints within the area, we have no further comments to add in relation to this plan at this stage. However together with Natural England, English Heritage and Forestry Commission we have published joint advice on neighbourhood planning. This sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at:

http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf

Kind regards,
Sam

Samuel Pocock
Planning Advisor, Thames Sustainable Places Team
Environment Agency | Red Kite House, Wallingford, OX10 8BD

Normal working hours:
Thur– 8am – 4pm
Frid – 8am – 4pm

Planning_THM@environment-agency.gov.uk
External: 0208 4745075



From: South Oxfordshire District Council [<mailto:planning.policy@southoxon.gov.uk>]
Sent: 06 March 2020 10:13
To: Planning_THM <Planning_THM@environment-agency.gov.uk>
Subject: Your comments are invited on the Cuddesdon and Denton Neighbourhood Plan

Dear Mr Gordon

Cuddesdon and Denton Parish Council is working on a neighbourhood plan, which has recently been submitted to South Oxfordshire District Council (SODC).

We are inviting your comments on the plan and supporting documents during an extended publicity period, which normally runs for six-weeks but due to the Easter holidays is running from **Friday 6 March to 5pm on Friday 24 April 2020.**

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

Paper copies are available to view at All Saints Church, Wheatley Rd, Cuddesdon, Oxford OX44

9HB. The church is open all the time - 24 hours a day, 7 days a week.

The neighbourhood plan and supporting documents are also available to view and in an alternative format (for example large print, Braille, audio, email, Easy 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 available here:

<https://survey.southandvale.gov.uk/s/CuddesdonandDentonNP/?m=445720398bj2s>

This link is uniquely tied to this survey and to your email address. If you would like to forward this message to any interested parties please refer them to the neighbourhood planning page where there is a [public link to the survey](#).

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 venue) 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

Opt out: If you do not wish to receive further emails like this from us, please click the link below, and you will be removed from our consultation 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/>

■ This message has been sent using TLS 1.2 Information in this message may be confidential and may be legally privileged. If you have received this message by mistake, please notify the sender immediately, delete it and do not copy it to anyone else. We have checked this email and its attachments for viruses. But you should still check any attachment before opening it. We may have to make this message and any reply to it public if asked to under the Freedom of Information Act, Data Protection Act or for litigation. Email messages and attachments sent to or from any Environment Agency address may also be accessed by someone other than the sender or recipient, for business purposes.

Q8. 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.

Title	-
Name	Samuel Pocock
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Organisation representing (if relevant)	-
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Telephone number	0208 4745075
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Response 6

Respondent Details

Information	
Respondent Number: 6	Respondent ID: 145799327
Date Started: 29/07/2020 13:58:35	Date Ended: 29/07/2020 14:02:32
Time Taken: 3 minutes 57 seconds	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 Cuddesdon and Denton 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>Response received below via email from Natural England.</p>

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

Your details and future contact preferences

Date: 23 July 2020
Our ref: 311277



South Oxfordshire District Council
BY EMAIL ONLY

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

T 0300 060 3900

Dear Jessica Wilmshurst

Regulation 16 Consultation:

Thank you for your letter dated 19/06/2020 notifying Natural England of the above Neighbourhood Planning Area

Natural England does not wish to make comment on the suitability of the proposed plan area or the proposed neighbourhood planning body.

However we would like to take this opportunity to provide you with information sources the neighbourhood planning body may wish to use in developing the plan, and to highlight some of the potential environmental risks and opportunities that neighbourhood plans may present. We have set this out in the annex to this letter.

Natural England's role

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. The local planning authority will be aware and should advise the neighbourhood planning body when Natural England should be consulted further on the neighbourhood plan.

Planning policy for the natural environment

Neighbourhood plans and orders present significant opportunities, but also potential risks, for the natural environment. Proposals should be in line with the National Planning Policy Framework. The key principles are set out in paragraph 109:

The planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, geological conservation interests and soils;
- recognising the wider benefits of ecosystem services;
- minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

The neighbourhood planning body should also consider the natural environment policies in the area's Local Plan. The neighbourhood plan or order should be consistent with these, and the neighbourhood planning body may decide that the emerging Neighbourhood Plan should provide more detail as to how some of these policies apply or are interpreted locally.

The attached annex sets out sources of environmental information and some natural environment issues you may wish to consider as the neighbourhood plan or order is developed.

Yours sincerely,

Mike Barry
Sustainable Development Lead Advisor
Thames Solent Team

Annex 1 - 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](https://www.gov.uk/government/publications/national-planning-policy-framework--2)⁷ sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/)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 or order 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://www.gov.uk/government/publications/national-planning-policy-framework--2>

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

Landscape

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

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

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

You'll also want to consider whether any proposals might affect priority species (listed [here](#)¹¹) or protected species. To help you do this, Natural England has produced advice [here](#)¹² to help understand the impact of particular developments on protected species.

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see our publication [Agricultural Land Classification: protecting the best and most versatile agricultural land](#)¹³.

Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment. 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 or enhanced or new features you would like to see created as part of any new development. Examples might include:

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

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

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

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance on this](#) ¹⁴).
- 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).

General advice and benefits of embedding biodiversity net gain

Biodiversity net gain is a key tool to help nature's recovery and is also fundamental to health and wellbeing as well as creating attractive and sustainable places to live and work in. The National Planning Policy Framework (NPPF) highlights the role of 'policies and decision making to minimise impacts and provide net gains for biodiversity' (para 170).

Planning Practice Guidance describes net gain as an 'approach to development that leaves the natural environment in a measurably better state than it was beforehand' and applies to both biodiversity net gain and wider environmental net gains. For biodiversity net gain, the [Biodiversity Metric 2.0](#), can be used to measure gains and losses to biodiversity resulting from development. We advise you to use this metric to implement development plan policies on biodiversity net gain. Any action, as a result of development, that creates or enhances habitat features can be measured using the metric and as a result count towards biodiversity net gain.

The Chartered Institute of Ecology and Environmental Management, along with partners, has developed '[good practice principles](#)' for biodiversity net gain, which can assist plan-making authorities in gathering evidence and developing policy.

¹⁴ <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/>

Q8. 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.

Title	-
Name	Mike Barry
Job title (if relevant)	Sustainable Development Lead Advisor
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Organisation representing (if relevant)	-
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Postal town	Cheshire
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Telephone number	-
Email address	consultations@naturalengland.org.uk

Response 7

Respondent Details

Information	
Respondent Number: 7	Respondent ID: 145800342
Date Started: 29/07/2020 14:09:06	Date Ended: 29/07/2020 14:13:59
Time Taken: 4 minutes 53 seconds	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 Cuddesdon and Denton 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>
Response received below via email from Oxfordshire County Council.

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

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 Cuddesdon and Denton Neighbourhood Plan:</p>
No, I do not request a public examination

Your details and future contact preferences

County Hall
New Road
Oxford
OX1 1ND

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

Copy: cdplan@btinternet.com

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

11 June 2020

Dear Sir/Madam

**Cuddesdon and Denton Parish Council – Submission Neighbourhood Plan
Comments to be forwarded to independent Examiner**

Thank you for your email on 6 March 2020 inviting Oxfordshire County Council (OCC) to comment on your Submission Draft Neighbourhood Plan. We understand that the period for comments has been extended to 28 July 2020.

OCC continues to support in principle the ambition of Cuddesdon and Denton Parish Council to adopt a Neighbourhood Plan. The area is Green Belt and there are no proposed allocations in this plan.

Our comments follow those provided at the pre-submission draft stage in October 2019. We note that our comments have been copied into the Consultation Statement (November 2019) and on page 87 of that statement there is a response. As our previous comments are already available in that format we have not copied them again, as the information and advice contained in them can be used in the Examiner's considerations.

We further note regarding Statement 2 – Sustainable Transport (page 59), the County Council supports the provision of infrastructure to encourage walking, cycling, and public transport use. However, given that the majority of infrastructure improvements and funding for public transport are funded through developer contributions, appropriate funding opportunities would need to be sought in order to deliver these improvements.

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

Yours sincerely

L Hughes

Lynette Hughes
Senior Planner

Email: PlanningInOxfordshire@oxfordshire.gov.uk

Q8. 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.

Title	-
Name	Lynette Hughes
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Organisation representing (if relevant)	-
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Response 8

Respondent Details

Information	
Respondent Number: 8	Respondent ID: 145865562
Date Started: 30/07/2020 15:57:51	Date Ended: 30/07/2020 15:59:11
Time Taken: 1 minute 20 seconds	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 Cuddesdon and Denton 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>Response received below via email from Historic England.</p>

<p>Q3. You can upload supporting evidence here.</p>
<ul style="list-style-type: none">File: Historic England 28.07.2020.pdf

Your details and future contact preferences

From: Lloyd Sweet, Robert <Robert.LloydSweet@HistoricEngland.org.uk>
Sent: 28 July 2020 19:54
To: Planning Policy South
Subject: Re: Cuddesdon and Denton Neighbourhood Plan Submission Version Consultation

To whom it may concern:

Thank you for consulting Historic England on the Cuddesdon and Denton Neighbourhood Plan submission version. We were pleased to confirm at the pre-submission stage that we had no matters to raise that fell within Historic England's areas of interest and this remains the case. Silence on matters outside our areas of interest should not be taken as agreement and consent.

We would be pleased to answer any queries the examiner may have regarding our comments.

Yours faithfully

Robert Lloyd-Sweet

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



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Q8. 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.

Title	-
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Job title (if relevant)	-
Organisation (if relevant)	Historic England
Organisation representing (if relevant)	-
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