

Tetsworth Neighbourhood Plan - publicity period

Interim Report

This is an interim report of the responses received to the Tetsworth Neighbourhood Plan Reg 16 consultation between Tuesday 25 February and Tuesday 2 June 2020. Two responses have been received from Environment Agency and South Oxfordshire District Council. This report is at the request of the examiner.

Please note this consultation is still live and has been extended beyond the normal publicity period in response to the Coronavirus (COVID-19) measures put in place by Government. The survey is due to close at midnight on Tuesday 28 July 2020. The consultation may be extended further if appropriate.

Response 1

Respondent Details

Information	
Respondent Number: 1	Respondent ID: 136783056
Date Started: 28/02/2020 08:39:25	Date Ended: 28/02/2020 08:43:40
Time Taken: 4 minutes 14 seconds	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 Tetsworth 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.

Thank you for consulting the Environment Agency on your Draft Neighbourhood Plan.

We aim to reduce flood risk, while protecting and enhancing the water environment. We have had to focus our detailed engagement to those areas where the environmental risks are greatest.

Based on the environmental constraints within the area, we have no detailed comments to make in relation to your 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 via the attached PDF.

Q3. You can upload supporting evidence here.

- File: Planning for the environment at the neighbourhood level.pdf - [Download](#)

Q4. If appropriate, you can set out what change(s) you consider necessary to make the plan able to proceed below. 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 Tetsworth Neighbourhood Plan:

No, I do not request a public examination

Planning for the environment at the neighbourhood level

The Environment Agency, English Heritage, Forestry Commission and Natural England are the statutory environmental bodies that deliver the Government's work to protect and improve the natural, built and historic environment.

Neighbourhood planning is a new way for communities to shape the future of the places where they live and work. This advice note is for community groups and parish / town councils starting work on a neighbourhood plan, neighbourhood development order, or Community Right to Build Order. It covers:

- ideas on how to improve your local environment through neighbourhood planning
- where to go for information about your local environment
- information on environmental assessment
- when to consult us.

Starting points for thinking about your local environment

The first point of contact for any neighbourhood planning is your local authority (council). Drawing up a neighbourhood plan is an exciting opportunity to think about improving your local environment.

You could protect and improve environmental assets and places valued by local people such as archaeology, historic buildings, green spaces, Local Nature Reserves, and Registered Parks and Gardens. This could include maintaining sites and their heritage assets, promoting the repair and re-use of redundant historic buildings, opening up new opportunities for recreation, access and leisure, and designating Local Green Spaces.



Improving local heritage within the community

Arnos Vale is a 45-acre cemetery in the centre of Bristol and, is one of the best examples of a Victorian 'Arcadian' garden cemetery. Opened in 1839, it remains a working cemetery and also a heritage attraction and highly valued green space. The cemetery was passed to the Arnos Vale Cemetery Trust in 2003 after falling into decay and closing. Investment was secured from Heritage Lottery Fund, English Heritage and other charitable funders and matched in volunteer hours. Since then the restoration programme has restored some of the listed buildings and monuments, and the Estate is now well managed with habitats and wildlife conserved. Visitor facilities together with learning and interpretation resources have been developed to promote the history, landscape and biodiversity of the site.

Did you know? Local Authorities maintain a Historic Environment Record (often available online) with details of all designated heritage assets and other known archaeological sites, historic buildings, landscapes and sites of local value.

You could identify opportunities for new green spaces or improvements to public space through new development. This could include linking open spaces to make 'green corridors' for people and wildlife, planting trees, or making improvements to local waterways. You could also encourage good design to ensure that new development reflects and complements the character of the area.



Adapting to climate risks and creating green space

Mayesbrook Park in East London is a 45 hectare park built in the 1930s, which has been designated as a Local Nature Reserve and Local Wildlife Site. Underused and in an area of high social deprivation, it was in a poor condition. Local partners and the community worked together to redevelop the site as a Climate Change Park, to help the local community protect themselves from the effects of climate change. Works including river restoration, wetland creation and tree planting are underway. These improvements will reduce flood risk to homes, create high quality habitat for wildlife, and provide an education and recreation resource. The planned improvements will also help to cool the air, provide clean water and shade.

Did you know? Green spaces can attract investment. Public funding of £425,000 in Portland Basin Green Business Park secured over £1.8 million of private investment due to landscaping improvements (CLES, 2007). Many local authorities have green infrastructure plans that tell you more about local green spaces and practical ways to make the most of them.



Reducing flood risk and improving water quality

Lamb Drove in Cambourne, South Cambridgeshire is a residential development of 35 affordable homes built by Cambridge Housing Society. It successfully showcased sustainable drainage systems (SuDS) as a viable and attractive alternative to more piped drainage systems. The SuDS measures included: water butts; permeable paving; a green roof; swales; detention basins; filter strips; and a retention pond. The scheme has reduced the impact of development on flood risk and improved water quality. The scheme resulted in an enhanced landscape for local residents and improved biodiversity and ecology. For examples of SuDS schemes see: www.ciria.com/suds/case_studies.htm

You could help your area to manage environmental risks and improve its resilience to climate change through neighbourhood planning. By highlighting local problems and developing policies for land use, you could help your community to manage the risk of flooding by providing landscaping to manage and store water, and by promoting the use of sustainable drainage systems. Planting trees helps to create green spaces can store water, and provide shade for people and wildlife.

Did you know? 3.8 million properties could be susceptible to surface water flooding in England and Wales, including around one million also at risk from rivers or the sea.

You could also help your community save money through sustainable construction. Neighbourhood planning is an opportunity for communities to encouraging efficient water and waste management systems in new buildings, and use locally sourced wood fuel for heating. You could also help to promote the use of sustainable materials in construction, and encourage energy efficiency measures for new builds. These measures will reduce the cost of construction for developers and help to reduce utility bills for those using the building. This will also help the environment by reducing emissions and improving air quality.

Did you know? The Read Report (2009) suggests there is the potential to save an additional 10 million tonnes of carbon by using wood products in the UK's new and refurbished homes by 2019.



Reducing fuel bills and using local resources wisely

Barnsley's Communal Biomass Heating scheme uses waste wood from a local woodland management project to heat homes in the local community. It is the largest scheme of its kind in the UK. This has achieved savings on heating costs for residents and has reduced emissions from fuel combustion. The scheme helps to improve air quality, produces no soot and virtually no noise. [http://www.forestry.gov.uk/pdf/yh-casestudies-barnselybiomass.pdf/\\$FILE/yh-casestudies-barnselybiomass.pdf](http://www.forestry.gov.uk/pdf/yh-casestudies-barnselybiomass.pdf/$FILE/yh-casestudies-barnselybiomass.pdf)

Where to go for information about your local environment

Information held by your local authority and used in the preparation of Local Plans is often the starting point for neighbourhood plans or orders (depending on how relevant and up to date the information is). Your local authority will be able to advise you further on this.

Other useful information may be available from local environmental records centres, the Historic Environment Record Centres or local environmental and amenity groups. You can also access a range of information and maps about the local environment on the following websites – see:

<p>What's in your backyard?: Provides access to environmental data at a local level</p> <p>www.environment-agency.gov.uk/homeandleisure/37793.aspx</p>
<p>Your Right to Know: Public Registers of environmental permits and licences</p> <p>www2.environment-agency.gov.uk/epr/</p>
<p>Natural England: Publications, maps and data on the natural environment</p> <p>www.naturalengland.org.uk/publications/default.aspx</p>
<p>Nature on the map: Maps about nature, including the location of designated sites</p> <p>www.natureonthemap.naturalengland.org.uk</p>
<p>Multi-Agency Geographic Information for the Countryside: Interactive map of environmental information</p> <p>http://magic.defra.gov.uk/</p>
<p>The Land Information Search: Map based tool on land designations or features</p> <p>www.forestry.gov.uk/website/forestry.nsf/byunique/inf-d-6dfk-mn</p>
<p>English Heritage: Finding and managing your local historic environment</p> <p>http://list.english-heritage.org.uk/, www.heritagegateway.org.uk and www.helm.org.uk/</p>
<p>Data on the historic environment (Heritage Counts, Heritage at Risk):</p> <p>http://hc.english-heritage.org.uk/ & http://www.english-heritage.org.uk/caring/heritage-at-risk/</p>
<p>Guidance on heritage and community-led planning: www.helm.org.uk/communityplanning</p>

Environmental assessment

Neighbourhood plans may require a Strategic Environmental Assessment (SEA) or a Habitats Regulations Assessment (HRA). Neighbourhood plans could also lead to the need for a Sustainability Appraisal (incorporating SEA) and/or a HRA to be carried out on any significant amendments made to the relevant Local Plan. Neighbourhood development orders may require a more detailed Environmental Impact Assessment (EIA). Your local authority will be the first point of contact for discussions on environmental assessment and will be able to advise whether such assessments will need to be carried out. This will depend on whether the plan or order is likely to result in significant environmental risks.

The Environment Agency, Natural England and English Heritage are statutory consultees in England for SEA and EIA. Natural England is a statutory consultee for HRA and may be involved in providing data and information. In most cases it is likely that information from appraisals of Local Plans will be used in neighbourhood planning, depending on how up to date it is. Further information on environmental assessments is available at: www.pas.gov.uk/pas/core/page.do?pageld=152450

When to consult us

Your local authority will be your first point of contact, as your neighbourhood plan or development order will need to reflect the character and strategic elements of the Local Plan. In some cases you may be advised by your local authority to consult us prior to submitting your plan or order, as there may be particular risks relating to heritage or the natural environment which require our expertise.

As a guide, you may need to consult us if your plan or order concerns the following issues:

Issues	Environmental Body
<p>Development near the coast (if located within a 'coastal change management area').</p> <p>Development which is carried out on land within flood zone two or three, or where critical drainage problems have been notified to the local authority.</p> <p>Development on land which could be contaminated land, or is in the vicinity of a permitted site.</p> <p>Development near a main river or controlling the flow of any river or stream, including hydropower schemes.</p>	<p>Environment Agency</p> <p>Telephone: 03708 506 506</p> <p>Website: www.environment-agency.gov.uk</p> <p>Email: enquiries@environment-agency.gov.uk</p>
<p>Development that may affect European wildlife sites or Sites of Special Scientific Interest (SSSI).</p> <p>Development that may affect protected species.</p> <p>Development within, or that may affect, a National Park or Area of Outstanding Natural Beauty.</p>	<p>Natural England</p> <p>Telephone: 0845 600 3078</p> <p>Website: www.naturalengland.org.uk</p> <p>Email: consultations@naturalengland.org.uk</p>

<p>Development within 500m of an ancient woodland.</p> <p>Woodland creation, deforestation, forest road operations and tree felling.</p> <p>Grants for woodland planting.</p>	<p>Forestry Commission</p> <p>Telephone: 0845 3673787</p> <p>Website: www.forestry.gov.uk</p> <p>Email: Email: fcengland@forestry.gsi.gov.uk</p>
<p>Developments which affect: the setting of a Grade I or II* listed building; the site of a scheduled monument; the character or appearance of a conservation area (over a certain size or height); or a Grade I or II* registered park or garden.</p> <p>Listed building consent applications relating to a Grade I or II* building, or for total or substantial demolition of a Grade II listed building.</p> <p>All applications for scheduled monument consent.</p> <p>Greater London – a wider range of applications, including the demolition of a building in a conservation area.</p>	<p>English Heritage</p> <p>Telephone: 0870 333 1181</p> <p>Website: www.english-heritage.org.uk</p>

Glossary

Biodiversity	The living component of the natural world, encompassing all plant & animal species.
Biomass	Biological material from living, or recently living organisms, useful as an environmentally friendly fuel
Community Right to Build Order	Gives local people the power to deliver the development that their local community wants
Designated heritage asset:	A valued component of the historic environment
Environmental Impact Assessment	As assessment of the possible positive or negative impacts that a proposed project might have on the environment, also includes social and economic considerations.
Flood zone	Flood zones divide the floodplain into 3 areas which represent different levels of flood risk. Flood zone 1 is the lowest risk; flood zone 3 is the highest risk. See the Environment Agency website for more details.
Habitat	Place in which species or a community of species live, with characteristic plants and animals
Historic Environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, landscape & flora.
Historic Environment Record	Provides access to resources relating to the historic environment for public benefit and use. Available through your local authority or from the Heritage Gateway website.
Habitats Regulation Assessment	An assessment of the likely significant effects of a plan or project on a European wildlife site. Part of EU law.
Local Green Space Designation	Protects green spaces of particular importance to local communities
Local Nature Reserve	Places with wildlife or geological features that are of special interest to a local area
Local Plan	Development plan for the area, setting out strategic development policies and allocating sites for development, prepared by the local authority
Local Wildlife Site	An area of special importance to local nature conservation
Neighbourhood Development Plan	A document outlining general development policies and allocating sites for the development of land in a neighbourhood.
Neighbourhood Development Order	Gives planning permission for specific developments or types of development the community wants to see in the neighbourhood
Registered Park and Garden	Site designated to be of national importance whose preservation must be considered when determining planning applications for development on or affecting the site.
Scheduled Monument	Scheduled on a list of nationally important archeological sites & monuments. English Heritage takes the lead in identifying sites in England which should be placed on the schedule by the Secretary of State for Culture, Media and Sport There are nearly 20,000 scheduled sites with legal protection under this process.
Strategic Environmental Assessment	A system of incorporating environmental considerations into policies, plans & strategies. Part of EU law.
Sustainable Drainage Systems	A system designed to drain surface water in a more sustainable fashion, helps to improve water quality, enhance the environment, and reduce flood risk.
World Heritage Site	Area designated as important to heritage under relevant national legislation. The list of Heritage sites for England can be found on the English Heritage Website

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	Samuel Pocock
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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

Q9. How did you find out about the Tetsworth Neighbourhood Plan consultation?

District Council

Response 2

Respondent Details

Information	
Respondent Number: 2	Respondent ID: 138692650
Date Started: 07/04/2020 09:59:35	Date Ended: 07/04/2020 10:08:06
Time Taken: 8 minutes 31 seconds	Translation: English
IP Address:	Country: United Kingdom

Q1. Are you completing this form as an:
Organisation

Your comments

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Please attached SODC Planning Officer response

Q3. You can upload supporting evidence here.
<ul style="list-style-type: none">File: 2020_04_07_SODC Officer Response.docx - Download

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 Tetsworth Neighbourhood Plan:
No, I do not request a public examination

Your details and future contact preferences

Planning services
HEAD OF SERVICE: ADRIAN DUFFIELD



Listening Learning Leading

Mr John Gilbert
Chairman of Tetsworth NDP Steering Group
By email only: john_c_gilbert@outlook.com

Contact officer: Ryan Hunt

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Tel: 01235 422600

Cc: tetsworthnp@gmail.com
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07 April 2020

Dear

Tetsworth Neighbourhood Development Plan – Submission Consultation

I would like to start by congratulating Tetsworth Parish Council and the Tetsworth Neighbourhood Planning Group for reaching this very important milestone.

Having now seen the submission plan, along with the evidence, we are able to offer formal advice compiled from across the Council, under our duty to support neighbourhood plans. Our response focusses on helping the plan meet the basic conditions as specified by the regulations.

To communicate our response in a simple and positive manner; we produced a table containing a reference number for each comment, an identification (e.g. page/policy number) of the relevant section of the plan, our comments and, where possible, a recommendation.

Yours Sincerely

Ryan Hunt

Planning Officer (Planning Policy)

Ref.	Section/Policy	Comment/Recommendation
1	Para 1.8	The temporary direction referred to in this paragraph has been removed and the council has been direct by the Sectary of State to proceed with examination and adoption of the local plan. As such this paragraph is no longer relevant please delete.
2	Para 4.1	<p>For clarity make reference to South Oxfordshire emerging local plan evidence base</p> <p>4.1 Studies specifically undertaken to inform the preparation of the Vision, Objectives and Policies within the Tetsworth NDP were listed in Section 1. The associated reports are published as stand-alone documents, but are summarised here in Section 4. In addition, Policies in the Tetsworth NDP take note of relevant data in South Oxfordshire’s development plans and evidence base and on the following topics published by specialist organisations and agencies</p>

3	Para 4.13	<p>It's the settlements status as a smaller village which recognises the settlement is less sustainable than other which provides guidance on the expected level of growth. Remove reference to trickle growth as infill is permitted as such it can't be limited</p> <p>4.13 The Tetsworth Housing Analysis report concludes that the village has already more than fulfilled its identified housing requirements, including affordable housing provision, for the period. The village's poor sustainability status as a smaller village also indicates that future housing growth should be limited to trickle growth through infill proposals. Accordingly, no Site Allocations have been made within the Tetsworth NDP.</p> <p><u>Not allocating in NDP:</u></p> <p><u>See paragraph 14 NPPF</u></p> <p>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:</p> <p>a) the neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;</p> <p>b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement;</p> <p>c) the local planning authority has at least a three year supply of deliverable housing sites (against its five year housing supply requirement, including the appropriate buffer as set out in paragraph 73); and</p> <p>d) the local planning authority's housing delivery was at least 45% of that required⁹ over the previous three years.</p> <p><i>As the NP doesn't propose a site allocation it will not benefit from the provisions of para 14 of the NPPF</i></p>
4	Para 5.3	<p>Amend reference in this paragraph to use correct terminology;</p> <p>Most new development will be acceptable in principle within the village settlement, subject to it being appropriate in terms of its design, compliance with Local-Development Plan policies</p>

5	Policy TET2	<p>Delete second criterion; <i>Seek to satisfy technical space standards for commercial property converted for domestic use;</i></p> <p>The plans policies only apply to development where planning permission is needed</p>
6	Policies Map	<p>Policy map needs amending to clearly show the extent of the local green space designation,</p> <p>Please consider how the policies map can be made clearer, specifically in relation to identifying the local green space and public open space. Additionally insure the key reflect the image on the map used to identify the designation.</p>
7	Comments from Infrastructure Implementation Officer Development and Regeneration	<p>Thank you for the opportunity to review the Tetsworth Neighbourhood Plan in relation to Community Facilities.</p> <p>Action TET1 Community Infrastructure Levy - CIL does not replace S106, however it is unlikely that new S106 funding will be generated in that area as this is now only relevant to strategic sites allocated in the local plan. Once Tetsworth Neighbourhood Plan has been made they will benefit by receiving 25% of CIL generated within the area which the parish may use for infrastructure on the provision, improvement, replacement, operation or maintenance of infrastructure; or extended use which is anything else that is concerned with addressing the demands that development places on an area, hence supporting infrastructure improvement projects for the benefit of the Tetsworth community.</p> <p>We are happy to support the application and have no further comments on this occasion</p>
8	Senior Urban Design Officer	<p>Apologies for the delay, I have now had a chance to review Tetsworth Neighbourhood Plan and I have no real concerns to raise. They do refer to the SODC Design Guide principles which is positive.</p> <p>I would just mention that one of the criteria within policy Policy TET2 in relation to parking ('require the design of on plot residential parking spaces and specify materials that reflect the local character and not detract from the street scene') is a little restrictive as in some cases encouraging street parking can be positive in that it can reduce parking numbers and allows to provide a variety of parking solutions as opposed to overdominance of frontal on plot parking which we often see in developments (see section 6 of the design guide)</p>

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Title	Mr
Name	Ryan Hunt
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Q9. How did you find out about the Tetsworth Neighbourhood Plan consultation?

District Council