

Crowmarsh Neighbourhood Plan - publicity period

Response 1

Respondent Details

| Information | |
|--|--|
| Respondent Number: 1 | Respondent ID: 157999867 |
| Date Started: 29/01/2021 16:22:35 | Date Ended: 29/01/2021 16:33:27 |
| Time Taken: 10 minutes 52 seconds | Translation: English |
| IP Address: [REDACTED] | Country: United Kingdom |

| Contact Details |
|---|
| Name Cllr. Powell |
| Email andrea.powell@southoxon.gov.uk |

| Q1. Are you completing this form as an: |
|---|
| Individual |

Q2. You can provide your comments on the Crowmarsh 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 and is also available on our website with the other consultation 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, there is a facility to upload your documents below.

In order to promote Crowmarsh as "a sustainable home to a thriving working community", and taking into account post-Covid recovery, more emphasis should be put on how the plan will support more home-working and more use of cycling and public transport to reach places of employment, such as Reading, Didcot and Oxford. No mention is made of Sustrans Route 5 which runs through Crowmarsh, nor of the lack of a safe cycling route to Cholsey station, the nearest commuter railway station. The provision of this latter route could be a condition of new housing developments in Crowmarsh, or a use of S106 or CIL funds.

It is very important that the Plan has identified the need for smaller homes, both for younger people and for those downsizing later in life (para 5.18).

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.

A policy on how housing will encourage home-working and reduce car dependency for commuting would be a valuable addition, if this is appropriate.

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 Crowmarsh 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

| | |
|--|------------------------------------|
| Title | Mrs |
| Name | Andrea Powell |
| Job title (if relevant) | District Councillor |
| Organisation (if relevant) | South Oxfordshire District Council |
| Organisation representing (if relevant) | - |
| Address line 1 | 17 Port Hill Road |
| Address line 2 | Benson |
| Address line 3 | - |
| Postal town | Wallingford |
| Postcode | OX10 6NF |
| Telephone number | 07882 584120 |
| Email address | andrea.powell@southoxon.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

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

Other (please specify):
Email

Response 2

Respondent Details

Information

Respondent Number: 2

Respondent ID: 158500203

Date Started: 04/02/2021 09:36:14

Date Ended: 04/02/2021 09:53:52

Time Taken: 17 minutes 38 seconds

Translation: English

IP Address: [REDACTED]

Country: United Kingdom

Contact Details

Name Sir/Madam

Email townclerk@wallingfordtowncouncil.gov.uk

Q1. Are you completing this form as an:

Organisation

Q2. You can provide your comments on the Crowmarsh 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 and is also available on our website with the other consultation 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, there is a facility to upload your documents below.

Members of Wallingford Town Council's Planning Committee discussed the Crowmarsh Neighbourhood Plan at their planning meeting on the 2nd February 2021.

Draft Minute 584. CROWMARSH NEIGHBOURHOOD PLAN refers

Members discussed and considered their response on behalf of the Town Council on the Crowmarsh Neighbourhood Plan. After clarifying that the boundary was correct Members concluded that they supported the plan.

It was Proposed by Councillor Wilder, Seconded by Councillor Dolton and

RESOLVED: THAT Wallingford Town Council supports the Crowmarsh Neighbourhood Plan.

Public examination

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| | |
|--|---|
| Title | Mrs |
| Name | Barbara Atkins |
| Job title (if relevant) | Senior government Officer/Mayors Secretary |
| Organisation (if relevant) | - |
| Organisation representing (if relevant) | Wallingford Town Council |
| Address line 1 | 9 |
| Address line 2 | St Martin's Street |
| Address line 3 | - |
| Postal town | wallingford |
| Postcode | OX10 0AL |
| Telephone number | 01491835373 |
| Email address | SENIOROFFICER@WALLINGFORDTOWNCOUNCIL.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

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

District Council

Response 3

Respondent Details

| Information | |
|--|--|
| Respondent Number: 3 | Respondent ID: 161228446 |
| Date Started: 04/03/2021 18:59:22 | Date Ended: 04/03/2021 21:28:01 |
| Time Taken: 2 hours 28 minutes 39 seconds | Translation: English |
| IP Address: [REDACTED] | Country: United Kingdom |

Q1. Are you completing this form as an:

Individual

Q2. You can provide your comments on the Crowmarsh 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 and is also available on our website with the other consultation 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, there is a facility to upload your documents below.

Fully support the proposals of the Neighbourhood Plan.

Particularly support Policy CRP1 on the no development outside the Village Boundary.

Fully support para.3.6 on allocating no further land for development in view of the 507 already approved (adding a further 70% of housing stock to the village).

Fully support para. 6.3 allowing a challenge to any further approvals by SODC which are in contravention of the proposals of this Neighbourhood Plan.

It is a pity SODC had not decided not to return to the site before this plan was finalised, as proposals for other use would have been useful.

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.

No real amendments,

Would be helpful if there was an explanation of what para 2.14 in-situ-degasification actually meant! If this means fracking or something similar this needs to be spelt out.

Public examination

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No, I do not request a public examination

Your details and future contact preferences

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Title Mrs
Name Francesca H. Jones

Job title (if relevant)

Organisation (if relevant)

Organisation representing (if relevant)

Address line 1

Address line 2

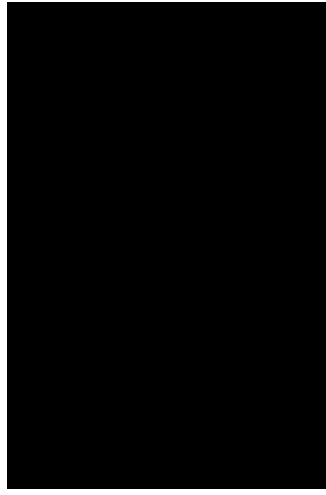
Address line 3

Postal town

Postcode

Telephone number

Email address



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 Crowmarsh Neighbourhood Plan consultation?

Parish Council

Poster

Response 4

Respondent Details

| Information | |
|--|--|
| Respondent Number: 4 | Respondent ID: 161468331 |
| Date Started: 08/03/2021 10:07:26 | Date Ended: 08/03/2021 10:14:22 |
| Time Taken: 6 minutes 55 seconds | Translation: English |
| IP Address: [REDACTED] | Country: United Kingdom |

| Q1. Are you completing this form as an: |
|---|
| Individual |

| Q2. You can provide your comments on the Crowmarsh 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 and is also available on our website with the other consultation 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, there is a facility to upload your documents below. |
|---|
| I support the Crowmarsh Neighbourhood Plan as it stands. John Jones |

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 Crowmarsh Neighbourhood Plan: |
|--|
| Don't know |

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

Title Mr

Name John Jones

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

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 Crowmarsh Neighbourhood Plan consultation?

Parish Council

District Council

Poster

Response 5

Respondent Details

| Information | |
|--|--|
| Respondent Number: 5 | Respondent ID: 161564169 |
| Date Started: 09/03/2021 11:08:15 | Date Ended: 09/03/2021 11:50:17 |
| Time Taken: 42 minutes 1 second | Translation: English |
| IP Address: [REDACTED] | Country: United Kingdom |

Q1. Are you completing this form as an:

Organisation

Q2. You can provide your comments on the Crowmarsh 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 and is also available on our website with the other consultation 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, there is a facility to upload your documents below.

Please see attached.

Q3. You can upload supporting evidence here.

- File: 2021-03-09 Crowmarsh Reg 16 Response.pdf

Public examination

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Don't know

Your details and future contact preferences

Planning services

HEAD OF SERVICE: ADRIAN DUFFIELD



Listening Learning Leading

Contact officer: Robyn Tobutt

Robyn.Tobutt@southandvale.gov.uk

Tel: 01235 422600

09 March 2021

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

South Oxfordshire District Council has worked to support Crowmarsh Parish Council in the preparation of their neighbourhood plan 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 Crowmarsh 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
Senior Planning Policy Officer (Neighbourhood)

| Ref. | Section/Policy | Comment/Recommendation |
|------|---------------------------------|---|
| 1 | Page 6 - Paragraph 1.1 | <p>The South Oxfordshire Local Plan 2035 was adopted at a meeting of Full Council on 10 December 2020. It now forms part of the development plan for the district and replaces the South Oxfordshire Local Plan 2011 and Core Strategy.</p> <p>Therefore this paragraph is out of date and should be updated to reflect the documents which comprise the development plan. We suggest the second and fourth bullet point are deleted, and the third bullet point is reworded as follows:</p> <p><i>'The Development Plan which comprises the South Oxfordshire Local Plan 2035 and any adopted NDPs.'</i></p> |
| 2 | Page 7 – The Parish Vision | <p>To make the intention factually correct, replace <i>“The managed landscape of the greater part of the Parish is not developed for housing because it is within, or it is overseen by, the Chilterns Area of Outstanding Natural Beauty, or it lies within the Thames Corridor flood plain.”</i> with <i>“The special landscape of the Chilterns Area of Outstanding Natural Beauty within the parish will be protected, and development will avoid locations at greater risk of flooding.”</i></p> |
| 3 | Page 8 – Objectives of the Plan | <p>In the third paragraph North Stoke and Mongewell are referred to as smaller villages, however Appendix 7 of the Local Plan 2035 identifies them both as ‘other villages’. We therefore recommend ‘smaller villages’ is replaced with <i>‘other villages’</i>.</p> |
| 4 | Page 8 - Paragraph 1.7 | <p>The plan contains two paragraphs which are numbered as 1.7. The paragraph numbering should be reviewed and updated accordingly.</p> |
| 5 | Page 9 – Paragraph 1.9 | <p>This paragraph makes reference to the emerging Local Plan, as the South Oxfordshire Local Plan 2035 has been adopted this paragraph should be updated accordingly.</p> |
| 6 | Page 10 – Paragraph 2.4 | <p>This paragraph makes reference to the emerging Local Plan, as the South Oxfordshire Local Plan 2035 has been adopted this paragraph should be updated accordingly. We recommend that you replace the reference</p> |

| Ref. | Section/Policy | Comment/Recommendation |
|------|--|--|
| | | <p data-bbox="699 237 1331 304">'(Emerging Local Plan 2034, para 5.32) with '(South Oxfordshire Local Plan, table 5f)'. The figure of '570' should also be updated to '571' to reflect the figures in table 5f of the Local Plan 2035.</p> |
| 7 | Page 16 - ENVIRONMENTAL PROTECTION AND LAND CLASSIFICATION | The title at the beginning of page 16 includes a spelling error and should read ' <i>Environmental</i> ' |
| 8 | Page 16 - Figure 5 | The map of the extent of the AONB lacks clarity. It would be better to have the parish boundary as an outline and a coloured/hatched area showing the extent of the AONB. |
| 9 | Page 21 – Paragraph 3.1 | In this paragraph, to better reflect the Basic Conditions we recommend 'is consistent with the provisions of' is replace with ' <i>has regard to</i> '. |
| 10 | Page 21 – Paragraph 3.2 | <p data-bbox="699 864 1378 1043">This paragraph refers to the now replaced Core Strategy and Local Plan 2011. We recommend 'Core Strategy of December 2012... covering the plan period to 2011)' is deleted and replaced with:</p> <p data-bbox="699 1077 954 1111"><i>'Local Plan 2035.'</i></p> |
| 11 | Page 21 – Paragraph 3.3 | <p data-bbox="699 1122 1337 1223">This paragraph is referring to the Local Plan 2035 as emerging and therefore needs to be updated.</p> <p data-bbox="699 1267 1362 1368">We recommend 'It is expected that' and 'and any remaining saved policies of the Local Plan 2011' are deleted from the first sentence.</p> <p data-bbox="699 1413 1331 1480">We suggest factual updates are made to the second sentence, deleting 'emerging'.</p> |
| 12 | Page 21 – Paragraph 3.4 | <p data-bbox="699 1491 1326 1592">We recommend that some amendments are made to the paragraph to provide the clarity required by the NPPF.</p> <p data-bbox="699 1637 1374 1850">The first element is oversimplifying the strategy for the district, which is set out in detail in the Local Plan 2035. We suggest 'to focus development... larger villages of the District' is replaced with '<i>set out in Policy STRAT1: The Overall Strategy in the Local Plan 2035</i>'.</p> <p data-bbox="699 1895 1366 1995">To better accurately reflect the strategy set out in the Local Plan we recommend the second sentence is replaced with:</p> |

| Ref. | Section/Policy | Comment/Recommendation |
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| | | <p><i>'Policy STRAT1 sets out that the overall strategy including protecting and enhancing the countryside and particularly those areas within the two AONB and Oxford Green Belt by ensuring that outside of the towns and villages any changes relates to very specific needs such as those of the agricultural industry or enhancement of the environment'.</i></p> <p>In the third sentence the narrative needs amending to reflect the fact that the Local Plan 2035 is now adopted, we recommend 'that will underpin the new' is replaced with '<i>of the</i>' and insert '2035' after 'Local Plan.</p> <p>Object 1.1 needs amending to accurately reflect the objective in the Local Plan 2035. Delete 'in the heart of the district' and 'The key objectives of the Plan are:'.</p> |
| 13 | Page 22 – Paragraph 3.6 | <p>To reflect the most up to date information, replace '507' with '571' and 'by 30 September 2018' with '<i>and completed as of 1 April 2020</i>'. These figures are taken from table 5f in the Local Plan 2035.</p> |
| 14 | Page 22 – Paragraph 3.7 | <p>The final sentence of paragraph states that there is no specific policy in the development plan which deals issues of rural economic development. However, Policy EMP10 of the Local Plan 2035 does address this. We recommend that second sentence is placed with:</p> <p><i>'Policy EMP10: Development in Rural Areas addresses some of these issues'.</i></p> |
| 15 | Page 23 – Paragraph 3.12 | <p>This paragraph refers to the 'Chilterns Area of Outstanding Natural Beauty Management Plan 2014-2019', however this document was reviewed and now the relevant management plan, is the 2019-2024 version. We suggest that this paragraph is updated to reflect this most recent version. There are also references to policies within previous Management Plan and the Examiner may wish to seek clarification from the Qualifying Body to know which relevant policies from the most recent Management Plan they are referring to.</p> |
| 16 | Page 23 – Paragraphs 3.16 and 3.17 | <p>These paragraphs lack clarity and don't accurately reflect the relevant Local Plan 2035</p> |

| Ref. | Section/Policy | Comment/Recommendation |
|------|-------------------------|--|
| | | <p>policy. We recommend that these paragraphs are replaced with:</p> <p><i>'Policy ENV9: Archaeology and Scheduled Monuments of the Local Plan 2035 states that nationally important archaeological remains (whether scheduled or demonstrably of equivalent significance) should be preserved in situ, Non-designated archaeological sites or deposits of significance equal to that of a nationally important monument will be assessed as though those sites or deposits are designated.'</i></p> |
| 17 | Page 25 – Paragraph 4.5 | <p>This paragraph makes reference to Crowmarsh Gifford being classified as a 'major village' and therefore being liable to significant development according to the development plan, however this is factually misrepresenting what the development plan sets out. The South Oxfordshire Local Plan 2035 makes no reference to Crowmarsh Gifford being a 'major village'. Appendix 7 of the Local Plan identified Crowmarsh Gifford as a 'larger village' and Policy TC2: Town Centre Hierarchy which refers to Crowmarsh Gifford as a 'local centre'. Relating to larger villages, the overall strategy for the Local Plan sets out in STRAT1:</p> <p><i>'vii) supporting and enhancing the roles of the larger villages of Benson, Berinsfield, Chalgrove, Chinnor, Cholsey, Crowmarsh Gifford, Goring-on-Thames, Nettlebed Sonning Common, Watlington, Wheatley and Woodcote as local service centres'</i></p> <p>Policy H1: Delivering New Homes sets out when residential development on sites not allocated will be permitted, of particular relevance to larger villages it states:</p> <p><i>'iii) it is development within the existing built up area of towns and larger villages as defined in the settlement hierarchy (shown in Appendix7); provided an important space of public, environmental, historical or ecological value is not lost, nor an important public view harmed'</i></p> <p>We therefore suggest that the first sentence of this paragraph is replaced with:</p> |

| Ref. | Section/Policy | Comment/Recommendation |
|------|--|---|
| | | <p><i>'The South Oxfordshire Local Plan 2035 classifies Crowmarsh Gifford as a 'larger village', there is no housing requirement for Crowmarsh Gifford in the Local Plan and residential development proposals on sites not allocated will be determined in accordance with Policy H1.'</i></p> |
| 18 | Page 27 - Paragraph 5.3 | <p>The paragraph refers to various South Oxfordshire development plan documents. As the SODC Local Plan 2035 has now been adopted, this paragraph can be updated to remove the 'various'.</p> |
| 19 | Page 31 - Policy CRP1: Village Boundaries and Infill Development | <p>Policy H16: Backland and Infill Development and Redevelopment in the Local Plan 2035 states:</p> <p><i>'Within Smaller Villages and Other Villages, development should be limited to infill and the redevelopment of previously developed land or buildings.'</i></p> <p>To improve the consistency of the neighbourhood plan policy with the Local Plan policy we suggest <i>'and the redevelopment of previously developed land or buildings'</i> is inserted between 'development' and 'within'.</p> <p>The final part of the second paragraph is overly restrictive, it states <i>'...and include enhancement of the significance of the setting of listed buildings in close proximity to the site.'</i> However, the policies already makes reference to proposals according with other development management policies in the development plan, therefore those policies in the Local Plan 2035 which address the historic environment, including ENV6, ENV7, ENV8, ENV9 and ENV10 would be considered, Policy CRP1 would not be considered in isolation. We therefore suggest that this part of the policy is moved into the supporting text to avoid unnecessary duplication as required by national policy and guidance.</p> <p>As raised in our Regulation 14 consultation the Council has concerns about the inclusion of sites with planning permission, which have not</p> |

| Ref. | Section/Policy | Comment/Recommendation |
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| | | <p>yet been built, being included within the settlement boundary. As we previously set out:</p> <p>Please be aware of the potential unintended consequences of including sites which have been approved at planning application but not yet built out within your settlement boundary. One relates to the schemes being revised once the Neighbourhood Plan is made; the inclusion of such sites inside the boundary may lend support to less sensitively designed schemes on these sites. Another is the inclusion of what may be green/open space on the edge of the site being considered as within the settlement boundary where it would otherwise be considered outside of the boundary if the settlement boundary methodology was applied after the scheme has been built out.</p> <p>If you are proposing to include such sites within the proposed boundary, you should produce detailed site allocation policies that ensure any revised schemes are not less sensitively designed. Alternatively you could remove these sites from the settlement boundary until they are built out and then when/if the Plan is reviewed you could implement the methodology related to permanent physical boundaries of the built form to ensure it is consistent.</p> |
| 20 | Page 34 – Paragraph 5.13 | The paragraph makes reference to the Core Strategy and should be updated to reference the South Oxfordshire Local Plan 2035. We suggest ‘Core Strategy’ is replaced with ‘ <i>Local Plan 2035</i> ’. |
| 21 | Page 35 - Paragraphs 5.14 | <p>This paragraph should be updated to reference the South Oxfordshire Local Plan 2035 rather than the Core Strategy. As currently drafted it covers a range of topics including infill, development in larger villages and other villages, and density. For clarity and factual accuracy we suggest that the paragraph is replaced with:</p> <p><i>‘Policy H16: Backland and Infill Development and Redevelopment in the South Oxfordshire Local Plan 2035 sets out that within smaller villages and other villages, development should be limited to infill and the redevelopment of previously development land or buildings. It also</i></p> |

| Ref. | Section/Policy | Comment/Recommendation |
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| | | <p><i>defines infill development, it states: 'Infill development is defined as the filling of a small gap in an otherwise continuous built-up frontage or on other sites within settlements where the site is closely surrounded by buildings. The scale of infill should be appropriate to its location. 'Within larger villages the Local Plan 2035 sets out in Policy H1 the circumstances that residential development on sites not allocated in the development plan will be permitted, for example where it is development within the existing built up area of larger villages; provided an important open space of public, environmental, historical or ecological value is not lost, nor an important public view harmed. Policy STRAT5: Residential Density in the Local Plan 2035 sets out the approach to residential densities across the district.'</i></p> |
| 22 | Page 35 – Paragraph 5.15 | <p>This paragraph should be updated to reference the South Oxfordshire Local Plan 2035 rather than the Core Strategy. We recommend 'Core Strategy' is replaced with '<i>Local Plan 2035</i>'.</p> <p>We also suggest '(policies CSS1 and CSEN1)' is replaced with '(<i>policy ENV1: Landscape and Countryside</i>)'.</p> <p>The final sentence is overly prescriptive in stating that only agricultural and leisure uses are considered appropriate to a countryside location. This does not have regard to national or local policy, where other forms of development may be appropriate. We therefore suggest that this sentence is deleted.</p> |
| 23 | Page 35 – Paragraph 5.16 | <p>For clarity we suggest the first sentence of this paragraph is replaced with:</p> <p><i>'The Neighbourhood Plan does not make any housing allocations given that the Local Plan 2035 does not set a requirement for Crowmarsh Gifford. The Local Plan proposes the provision of 15% growth in larger villages, however table 5f in the Local Plan 2035 shows how Crowmarsh Gifford has 571 completions and commitments (as of 1 April 2020), against a 15% growth figure of 312, meaning the outstanding requirement is 0.'</i></p> |

| Ref. | Section/Policy | Comment/Recommendation |
|------|--|--|
| | Page 35 – Paragraph 5.17 | <p>The plan contains two paragraphs which are numbered as 5.17. The paragraph numbering should be reviewed and updated accordingly.</p> <p>The second 5.17 paragraph should be updated to reference the South Oxfordshire Local Plan 2035 rather than the Core Strategy. We suggest the opening part of the first sentence is replaced with:</p> <p><i>‘The policy refines Local Plan 2035 Policy H11: Housing Mix on housing mix...’</i></p> |
| 24 | Page 37- Policy CRP3: Land at Howbery Park, Benson Lane, Crowmarsh Gifford | <p>Criteria A Policy ENV3: Biodiversity of the Local Plan 2035 states that ‘all development should provide a net gain in biodiversity where possible’. To ensure that the policy is not overly restrictive we suggest ‘on site’ is replaced with ‘where possible’.</p> <p>Criteria B The newly adopted Local Plan 2035 includes Policy ENV6: Historic Environment which states:</p> <p><i>‘1. Proposals for new development that may affect designated heritage assets should take account of the desirability of sustaining and enhancing the significance of those assets and putting them to viable uses consistent with their conservation.’</i></p> <p>Criteria B appears to have taken inspiration from this wording, using ‘sustains and enhances’, however this has been taken out of the context of ‘the desirability of...’. We therefore suggest that <i>‘takes account of the desirability to sustain and enhance..’</i> replaces ‘Sustains and enhances’.</p> <p>Criteria F This criteria requires that a transport assessment is prepared. Policy TRANS4: Transport Assessment, Transport Statements and Travel Plans in the Local Plan 2035 sets out:</p> <p><i>‘Proposals for new development which have significant implications that either arise from the</i></p> |

| Ref. | Section/Policy | Comment/Recommendation |
|------|--|---|
| | | <p><i>development proposed or cumulatively with other proposals will need to submit a transport assessment or a transport statement, and where relevant a Travel Plan.'</i></p> <p>The approach in the Local Plan 2035 is consistent with national policy. As this is more of an administrative requirement which would be dealt with as part of the planning application process, we suggest it is removed as a criterion.</p> |
| 25 | Page 37 – Paragraph 5.21 | <p>The use of brackets after Class E suggests that the text included, which states ‘for office use and for research and development of products or process’ are what Class E is, however Class E is wider than this and therefore we suggest ‘<i>including</i>’ is added.</p> |
| 26 | Page 38 – Policy CRP4: Conservation of the Environment | <p>National policy and guidance requires policies to be draft with clarity, within this policy it is not clear what ‘its neighbours’ is referring to. We therefore recommend ‘its neighbours and including’ is deleted from the first sentence.</p> <p>Criterion A</p> <p>As worded this criterion lacks clarity and is not adding any local value. It is aimed at views from footpaths, bridleways in the AONB and the Ridgeway National Trail but it has not specifically identified any views.</p> <p>Part 2 of Policy ENV1: Landscape and Countryside in the Local Plan 2035 states:</p> <p><i>‘Development will only be permitted where it protects and, where possible enhances, features that contribute to the nature and quality of South Oxfordshire’s landscape, in particular: viii) important views and visually sensitive skylines’</i></p> <p>To align with ENV1 we suggest the following wording:</p> <p><i>‘Protect and, where possible enhance, important views and visually sensitive skylines from footpaths, bridleways in the Chilterns AONB and the Ridgeway National Trail.’</i></p> <p>Criterion B</p> |

| Ref. | Section/Policy | Comment/Recommendation |
|------|---|--|
| | | <p>As worded this criterion is overly restrictive and we suggest '<i>Where possible</i>' is inserted at the start of the sentence to give the policy the necessary flexibility.</p> <p>Criterion D To ensure that the policy has regard to national policy and guidance we suggest that this criterion is replaced with:</p> <p><i>'As appropriate to their scale and nature, protect, conserve or enhance the local historic environment'</i></p> <p>The historic environment is defined in the NPPF as:</p> <p><i>'All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.'</i></p> <p>On this basis we would recommend 'identified by Historic England' is deleted.</p> |
| 27 | Page 39 – Policy CRP5: Protection and Enhancement of Ecology and Biodiversity | <p>For clarity, we suggest the first paragraph is replaced with:</p> <p><i>'As appropriate to their scale and nature new development proposals should provide a measurable net gain for biodiversity using the most up-to-date information available.'</i></p> <p>The second paragraph of this policy lacks clarity. It is general in its approach to 'high quality habitats' relating to 'rare and protected species'. Policy ENV2: Biodiversity – Designated Sites, Priority Habitats and Species in the Local Plan 2035 sets out how sites and habitats will be protected. The neighbourhood plan policy does not add any locally specific detail and as Policy ENV2 in the Local Plan provides sufficient policy protection to biodiversity features, we suggest that this paragraph is deleted.</p> <p>The third paragraph of this policy is focused on the loss of mature trees, hedgerows and other</p> |

| Ref. | Section/Policy | Comment/Recommendation |
|------|-------------------------------------|--|
| | | <p>wildlife corridors, Policy ENV3: Biodiversity in the Local Plan 2035 states:</p> <p><i>'2. Development proposals which would result in a net loss of biodiversity will only be considered if it can be demonstrated that alternatives which avoid impacts on biodiversity have been fully explored in accordance with the mitigation hierarchy*. In the absence of alternative sites or layouts, development proposals must include adequate mitigation measures to achieve a net gain of biodiversity. Where harm cannot be prevented or adequately mitigated, appropriate compensation measures will be sought, as a last resort, through planning conditions or planning obligations (depending on the circumstances of each application) to offset the loss by contributing to appropriate biodiversity projects to achieve an overall net gain for biodiversity.'</i></p> <p>Alongside this, Policy ENV1: Landscape and Countryside in the Local Plan 2035 states:</p> <p><i>'4. The Council will seek the retention of important hedgerows. Where retention is not possible and a proposal seeks the removal of a hedgerow, the Council will require compensatory planting with a mixture of native hedgerow species'</i></p> <p>We suggest the following replacement wording to bring clarity and taking the above into account:</p> <p><i>'Development proposals which result in a loss of mature trees, hedgerows or other forms of wildlife corridors will be resisted. Where the loss of a mature tree, hedgerow or other form of wildlife corridor is unavoidable, where possible, the proposals should make provision for replacements.'</i></p> |
| 28 | Page 40 – Policy CRP6: Green Spaces | <p>Paragraph 101 of the NPPF is clear that:</p> <p><i>'Policies for managing development within a Local Green Space should be consistent with those for Green Belt.'</i></p> |

| Ref. | Section/Policy | Comment/Recommendation |
|------|--------------------------|---|
| | | <p>To ensure that the policy wording has regard to this and is not overly restrictive in its approach, we suggest 'and only where that development does not undermine the management of the site for biodiversity' is deleted.</p> <p>We would like to highlight to the examiner that it may be beneficial for clarity if this policy is split into two policies, one policy dealing with the Local Green Space designation and one with the Public Open Spaces. This is because the policy considerations are very different for each.</p> |
| 29 | Page 41 – Paragraph 5.37 | <p>a) Delete the references to the Local Plan 2011 and Core Strategy.</p> <p>b) Replace 'Nodule' with 'noctule' as factual error.</p> |

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 | Robyn Tobutt |
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| Organisation (if relevant) | South Oxfordshire District Council |
| Organisation representing (if relevant) | - |
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| Address line 3 | Milton |
| Postal town | - |
| Postcode | OX14 4SB |
| Telephone number | - |
| Email address | robyn.tobutt@southandvale.gov.uk |

Response 6

Respondent Details

| Information | |
|--|--|
| Respondent Number: 6 | Respondent ID: 161664852 |
| Date Started: 10/03/2021 10:14:35 | Date Ended: 10/03/2021 10:16:16 |
| Time Taken: 1 minute 41 seconds | Translation: English |
| IP Address: [REDACTED] | Country: United Kingdom |

Q1. Are you completing this form as an:

Organisation

Q2. You can provide your comments on the Crowmarsh 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 and is also available on our website with the other consultation 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, there is a facility to upload your documents below.

Response received via email.

Dorottya / Planning Policy,

Thank you for your message below, together with the link to your NP web-site, regarding the above topic / location.

I can confirm that, at this present time, I have no comments to make.

Regards,

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 Crowmarsh Neighbourhood Plan:

Don't know

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

| | |
|--|--|
| Title | Mr |
| Name | Chris Gaskell |
| Job title (if relevant) | - |
| Organisation (if relevant) | Scottish & Southern Electricity Networks |
| Organisation representing (if relevant) | Scottish & Southern Electricity Networks |
| Address line 1 | 1 Woodstock Road |
| Address line 2 | - |
| Address line 3 | - |
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| Postcode | OX5 1NY |
| Telephone number | +441865845888 |
| Email address | chris.gaskell@sse.com |

Response 7

Respondent Details

| Information | |
|--|--|
| Respondent Number: 7 | Respondent ID: 161665453 |
| Date Started: 10/03/2021 10:16:22 | Date Ended: 10/03/2021 10:24:40 |
| Time Taken: 8 minutes 17 seconds | Translation: English |
| IP Address: [REDACTED] | Country: United Kingdom |

Q1. Are you completing this form as an:

Organisation

Q2. You can provide your comments on the Crowmarsh 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 and is also available on our website with the other consultation 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, there is a facility to upload your documents below.

Response received via email below.

Q3. You can upload supporting evidence here.

- File: 340477 NE Response.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 Crowmarsh Neighbourhood Plan:

Don't know

Your details and future contact preferences

Date: 01 March 2021
Our ref: 340477
Your ref: Crowmarsh Neighbourhood Plan – REG 16



Ms Dorottya Faludi
Planning Policy
South Oxfordshire District Council
135 Eastern Avenue
Milton Park
Milton OX14 4SB

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

T 0300 060 3900

BY EMAIL ONLY

planning.policy@southoxon.gov.uk

Dear Ms Faludi

Crowmarsh Neighbourhood Plan – REG 16

Thank you for your consultation request on the above dated and received by Natural England on 19th January 2021.

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

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

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

For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.

Yours sincerely

Sharon Jenkins
Consultations Team

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 | Mr |
| Name | Richard Wintle |
| Job title (if relevant) | - |
| Organisation (if relevant) | Natural England |
| Organisation representing (if relevant) | - |
| Address line 1 | County Hall, Spetchley Road |
| Address line 2 | - |
| Address line 3 | - |
| Postal town | Worcester |
| Postcode | WR5 2NP |
| Telephone number | - |
| Email address | consultations@naturalengland.org.uk |

Response 8

Respondent Details

Information

Respondent Number: 8

Date Started: 10/03/2021 10:24:45

Time Taken: 5 minutes 9 seconds

IP Address: [REDACTED]

Respondent ID: 161666005

Date Ended: 10/03/2021 10:29:54

Translation: English

Country: United Kingdom

Q1. Are you completing this form as an:

Agent

Q2. You can provide your comments on the Crowmarsh 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 and is also available on our website with the other consultation 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, there is a facility to upload your documents below.

Response received via email below.

Q3. You can upload supporting evidence here.

- File: 210305 Crowmarsh Neighbour Plan Repls Letter FINAL .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 Crowmarsh Neighbourhood Plan:

Don't know

Your details and future contact preferences

5 March 2021

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

By Email Only

Dear Sir or Madam,

WRITTEN REPRESENTATIONS RELATING TO CROWMARSH NEIGHBOURHOOD PLAN 2035 (SUBMISSION VERSION)

ATP Ltd has been instructed by Avant Homes Limited (herein the 'client') to submit representations to South Oxfordshire District Council (SODC) in relation to the Crowmarsh Neighbourhood Plan Submission Version (herein called the NP). The closing date for comments is 9 March 2021.

This letter follows on from representations submitted to Crowmarsh Parish Council on 19 August 2020 in relation to the NP Pre-Submission Version.

In summary we fully support Crowmarsh Parish Council in the preparation of the NP and agree with its key aims, and objectives. We are pleased to see the NP supports the proposed development at Newnham Manor, which has a resolution to grant under planning application reference P16/S3852/FUL.

Background

P16/S3852/FUL comprises a hybrid application for the erection of 100 new residential dwellings including new access road off the A4074, public open space (full application) and the provision of school land (outline application).

The planning application received a resolution to grant on 16 January 2018 but since then a number of changes have been made to the planning application which require it to be taken back to planning committee. These changes have been driven by national and local policy updates as well as changes in political control at SODC and the appointment of new planning officer/s.

Paddock Barn, Buckland, Faringdon, Oxfordshire, SN7 8PY
aron@arrontwamleyplanning.co.uk 07761 666182

Chartered Town Planner
Director: Arron Twamley BA (Hons), Dip TP, MRTPI
Registered in England and Wales, Company No. 12254820

Crowmarsh Parish Council supports this planning application and comments submitted to SODC on 1 March 2020 state the following:

'This is a well-designed housing scheme on a site that fits neatly within the curtilage of the village. Part of this site (the previously developed land) has long been the preferred site for housing following public consultations, beginning with the exhibitions and surveys for the SODC SHLAA for larger villages.

Although partly in the Chilterns AONB, this scheme now has the support of the Chilterns Conservation Board (see the responses from the Board's planning committee).

All vehicular access to and from this development will be directly to and from the main road network, rather than via village roads, minimising the traffic impact on Crowmarsh Gifford.

The development now provides a safe light-controlled pedestrian and cycle Toucan crossing of the A4074 road that divides the village. This crossing is an essential condition of our support. Safe pedestrian and cycle crossing here (which is part of National Cycle Network route 5) will also help to reduce vehicle journeys made currently to transport children to school: the development offers a safe walking route through to the school.

The application also gives land to the primary school for off-site parking and outdoor facilities, which will improve safety on the Old Reading Road. Developer contributions should be sought towards construction of these facilities, in consultation with the school.'

Crowmarsh Neighbourhood (Submission Version) Comments

Our comments are made as follows:

- Paragraph 2.8

Paragraph 2.8 has been updated to reflect the decision of SODC and Vale of White Horse District Council to not return to Crowmarsh Gifford; it states the former Council office site off Benson Lane will be utilised for other uses.

For clarity, we would like the NP to set out the types of acceptable uses at the former Council office site; this should be detailed within the supporting text or via a site-specific policy. We also seek assurances the site would be treated as a 'windfall site' by SODC in the determination of any future planning application.

- SODC Design Guide; Paragraphs 3.5, 3.10 and Policy CRP2 (Housing Mix & Tenure)

We welcome the inclusion of references within the NP to the SODC Design Guide and the requirement for all new development to be in accordance with its advice and policies. This is broadly in line with the Government's recent consultation on improving the quality and design of new developments in response to the recommendation of the Building Better, Building Beautiful Commission.

Further comment specific to planning application P16/S3852/FUL:

The proposals at Newnham Manor have been drawn up in full accordance with the SODC Design Guide, as well as the Chilterns AONB Design Guide. The development has been designed to be landscape led and represents a high-quality design befitting of its location.



- Para 2.9 (School Description within Neighbourhood Area section)

This paragraph remains unchanged from the NP Pre-Submission Version and references inadequacies at Crowmarsh Gifford Primary School; this includes a small site, no room for expansion and parking problems.

We would like to see the wording of this paragraph enhanced through the provision of new text which highlights existing safety concerns related to school children crossing the Old Reading Road as well as the A4074. These safety concerns are due to current parking inadequacies at the school during peak drop off/pick up times, as well as the poor design of the existing pedestrian crossing on the A4074. We also would like to see references supporting the introduction of a safer route to schools' policy.

Further comment specific to planning application P16/S3852/FUL:

In order to address inadequacies at the school (and to satisfy para 2.9) the proposals at Newnham Manor gives land to the school for off-site parking and outdoor facilities; it also improves safety on the Old Reading Road. A new Toucan crossing across the A4074 is also proposed together with a safer route to school policy proposal.

- Para 3.12

This paragraph remains unchanged from the NP Pre-Submission Version; paragraph 3.12 highlights the benefits of developing on previously developed land within the Chilterns AONB as it improves economic, social and environmental well-being of the area. This paragraph also requires development to be sympathetic to the character of the AONB and its special qualities, as well as taking full account of the likely impact on setting.

We would like to see the wording of this paragraph enhanced through the provision of new text which stresses a requirement for development within the AONB to show significant public benefits, as well as improvements to the overall landscape quality (this is to ensure accordance with the NPPF).

Further comment specific to planning application P16/S3852/FUL:

The proposals at Newnham Manor comprise some previous developed land within the AONB (comprising existing caravan sites, as well as ancillary facilities). It is also a landscape led scheme which has been drawn up in liaison with SODC Urban Design Officers and the Chilterns AONB Board. As already detailed above, public benefits include the gift of school land for a new car park/drop off area and outdoor facilities, provision of a toucan crossing across the A4074 and affordable housing at 40%.

- Para 4.1

This paragraph remains unchanged from the NP Pre-Submission Version and highlights the community preference for development at Newnham Manor as opposed to the Benson Lane (which benefits from planning consent though an appeal). The NP states Newnham Manor is a logical infill to the village and partially brownfield.

We fully support/endorse paragraph 4.1 and note from the client's own community consultations that Newnham Manor is a favoured site for development within the village.



- Para 4.3

This paragraph relates to 'Community Concerns and Infrastructure Needs'. It has been updated since the Pre-Submission Version to include a summary of seven key actions (which are shown in italics within the NP).

These seven key action points include:

1. Requirement for a larger capacity school on a new site in the medium term
2. Requirement for an enlarged medical centre at Wallingford
3. Requirement to promote alternative and sustainable forms of transport and encourage homeworking where appropriate
4. Requirement to provide a better range of retail facilities at Wallingford along with improved parking
5. Requirement for a widened employment base and increased stock of starter homes
6. Requirement to upgrade utility structure: overhead cables to be protected, sewerage system to be improved to cater for new homes
7. Requirement to protect setting of heritage assets from unsightly development

We support the inclusion of the above actions but specifically for item 1 we would like to see this re-worded as follows (shown in bold italics):

- 1. Requirement for a larger capacity school on ***either the existing site or*** new site in the medium ***to longer*** term

Further comment specific to planning application P16/S3852/FUL:

The proposals at Newnham Manor adheres to the following NP action points including 1, 3, 5 (in respect to starter homes), 6 (in terms of on-site utility provision) and 7 (in terms of preserving the setting of Newnham Manor which is a grade II listed building).

- Figure 9A (Policies Map) /CRP1 (Village Boundary)

This paragraph remains unchanged from the NP Pre-Submission Version and includes the Newnham Manor and Benson Lane housing sites. Policy CRP1 also supports infill development provided they are in accordance with other development plan policies. This policy also states Crowmarsh Gifford boundaries are informed by conventions deployed by other LPAs including Cheshire East.

We fully support/endorse Figure 9A (Policies Map) /CRP1. With the exception of infill development and the redevelopment of the former Council offices we consider no further housing development should be permitted within this plan period, including further phases at the Benson Lane site (as per Para 5.16 below).

- Para 5.11 (Newnham Manor)

We fully support the wording of paragraph 5.11 and the requirement to provide the following key benefits at Newnham Manor, including: low density housing, landscaping at the edge of the AONB,



Toucan crossing of the A4074, safe route to school, mixed development with 40% affordable dwellings and land to be made available for the primary school on Old Reading Road

- Para 5.16 (CRP1 Village Boundary).

We fully support the provision of a village boundary and the inclusion of the Newnham Manor application site within it. We also support the fact that no further housing allocations are required within the NP owing to existing completion and commitments.

- Policy CRP2 (Housing Mix and Tenure)

We fully support that new development should address current and future housing needs, as well as address the shortage of smaller houses within the district. We also support the need for new development to accord with the SODC Design Guide.

Further comment specific to planning application P16/S3852/FUL:

The proposals at Newnham Manor have been drawn up to meet local housing needs; this has been informed by the SHMA and market commentary from Savills.

- Policy CRP5 (Protection and Enhancement of Ecology and Biodiversity)

We note this is a new policy which requires biodiversity net gain on new development, as well as protection and enhancement of ecology/biodiversity. We fully support/endorse this amendment.

Further comment specific to planning application P16/S3852/FUL:

The proposals at Newnham Manor provides significant biodiversity gain and ecology mitigation through the provision of new public open space within the south and to the north-west of the site. It also includes a large sized biodiversity buffer around Newnham Manor itself and its grounds.

- Policy CRP5 (Locally Listed Buildings)

We note this policy has now been deleted/removed and have no objections to this.

Further comment specific to planning application P16/S3852/FUL:

Newnham Manor is a grade II listed building, and a Heritage Report has been submitted with the planning application which demonstrates no harm to the heritage asset.

If you have any further questions, please do not hesitate to get in contact.

Yours sincerely

ATWAMLEY

Arron Twamley
Director
ATP Ltd

CC Avant Homes Limited & Crowmarsh Parish Council



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 | Mr |
| Name | Arron Twamley |
| Job title (if relevant) | - |
| Organisation (if relevant) | - |
| Organisation representing (if relevant) | - |
| Address line 1 | Paddock Barn |
| Address line 2 | - |
| Address line 3 | - |
| Postal town | - |
| Postcode | SN7 8PY |
| Telephone number | - |
| Email address | arron@arrontwamleyplanning.co.uk |

Response 9

Respondent Details

| Information | |
|--|--|
| Respondent Number: 9 | Respondent ID: 161666570 |
| Date Started: 10/03/2021 10:29:58 | Date Ended: 10/03/2021 10:34:06 |
| Time Taken: 4 minutes 8 seconds | Translation: English |
| IP Address: [REDACTED] | Country: United Kingdom |

Q1. Are you completing this form as an:

Individual

Q2. You can provide your comments on the Crowmarsh 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 and is also available on our website with the other consultation 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, there is a facility to upload your documents below.

Response received via post below.

Q3. You can upload supporting evidence here.

- File: T. J. Cotton.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 Crowmarsh Neighbourhood Plan:

Yes, I request a public examination

Public examination

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

Since a SEA is required.

Your details and future contact preferences



Comment Form

Crowmarsh Neighbourhood Plan - publicity period

Crowmarsh Parish Council is working on a neighbourhood plan, which has recently been submitted to South Oxfordshire District Council.

Please return this comment form by **midnight on Tuesday 9 March 2021** to Planning Policy, South Oxfordshire District Council, 135 Eastern Avenue, Milton Park, Milton, OX14 4SB or email it to planning.policy@southoxon.gov.uk.

This form has two parts

Part A – Personal details

Part B – Your comments

Part A – Personal details

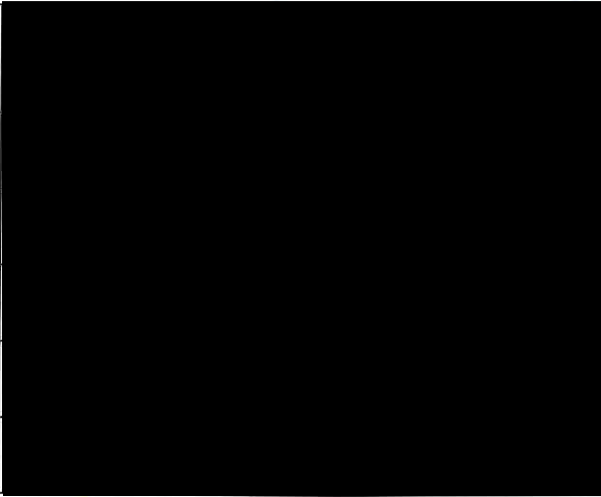
1. Are you completing this form as an: (please tick one box)

- 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 by the examiner.

| | |
|---|----------------------|
| Title | MR. |
| Full Name | TREVOR JAMES COTTON. |
| Job title (if relevant) | |
| Organisation (if relevant) | |
| Organisation representing (if relevant) | |
| Address line 1 | |

RECEIVED
15 JAN 2011

| | | |
|----------------------------------|--|--|
| 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 Crowmarsh 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.

Comments on Crowmarsh Neighbourhood Plan

Firstly to place on record my concerns regarding the **major** misguided planning decision affecting the village of Crowmarsh Gifford.

The approval given to **Messrs Bloor Homes** to allow development on an agricultural greenfield site has resulted in the loss of a significant local amenity - a natural countryside farmland meadow supporting wild life where the call of the lark and the hoot of the tawneyowl could be heard. A field which served to act as a boundary, a natural barrier to the encroachment of Crowmarsh.

Note there is nothing planned to offset this loss

As a result of this, we now have thrust on our village a **Town size** development of 150 houses which is more appropriate to the town of Wallingford – for Crowmarsh this should have been 50 at most houses - like previous expansions of the village – Howbery Farm and the Croudace site now Bellamy Way etc.

In addition this was approved in spite of warnings of the sites **High water table** being most unsuitable for housing with the demands this would place upon the existing vulnerable village sewerage and surface water disposal facilities available.

With this and other Oxfordshire planning being decided prior to our withdrawal from the EU how much is relevant or indeed needs to be in abeyance due to the vacuum of knowledge of any changes to current and or shifts in UK policy..

- Housing Policy – Waste Management – Flooding & Water Management -
- Vehicle & Traffic Management – Environmental & Climate Considerations

- Ref TJC/Feb 2021

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.

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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 Crowmarsh Neighbourhood Plan:

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

6. If you answered yes above, please state your specific reasons for requesting a public hearing below:

| |
|---|
| <p><i>Since a S.E.A. is required.</i></p> |
|---|

Crowmarsh Plan – Detail Comments

- Ref CRP1 **Boundaries & Infil**
Existing demarcation between the settlement and countryside leaves only two possible spaces for development – one of which is being built upon.
Perhaps extend from the village boundary to the parish one
- Ref CRP2 **Housing Mix**
The emphasis of recent housing developments is still on larger homes and multiple car ownership. There remains a critical need for flats/ apartments and one or two bed houses for downsizers, renters and first timers.
NB. The plan omits to state anything about the former SODC Council site
- Ref CRP3 **Business Development**
The Howbery Park site is very limited with only one direction of access ie. From the South along Benson Lane – all North East and Westerly directions will have to use this route. There are also the constraints of a historic building and the countryside aspect to consider.
No decisions yet made about the SODC site as mentioned above
- Ref CRP4 **Environment**
There are considerable Countryside and Conservation assets already being eroded by the three major developments passed by SODC without evidence of any compensating environmental provision
Landscaping and offsetting requires more than token planting of shrubs and a few spaced out trees – where are the gains ?
- Ref CRP5 **Ecology & Biodiversity**
The Bloor development represents a significant loss of habitat – the lost agricultural farmland and a potentially lost footpath have meant no longer to hear the lark or the tawny owl or to see the blue drifts of the cornflowers and other wild meadow flowers.
Significant tree planting in small copses and restoration of decaying hedgerows is required - where there is so much overgrown ivy and dead trees both standing and fallen.
- Ref CRP6 **Green Spaces**
The existing availability is good and frequently used by both residents of Crowmarsh and Wallingford from across the River Thames.
The Recreation ground is a major asset for Outdoor activity and the two buildings provided with a Sports Pavilion and a Village Hall offer changing rooms and for a range of Indoor activities. Nevertheless there is always a need for maintenance and upgrading. of the two buildings.
In addition the nearby and easily accessible facilities of the Riverside Meadows for recreation provide much for both Crowmarsh and Wallingford – when not flooded.

Next steps

After the publicity period ends, we will send your response to an independent examiner to consider. As the neighbourhood planning process includes an independent examination of the plan, your name, postal address and email address (where applicable) are required for your comments to be considered by the examiner. 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

8. How did you find out about the Crowmarsh Neighbourhood Plan consultation?

- Poster
- Parish Council
- District Council
- Poster
- Twitter
- Facebook
- Newsletter
- Word of mouth
- Other (please specify): _____

Thank you for your comments.

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 | Mr |
| Name | Trevor James Cotton |
| 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 | |

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 Crowmarsh Neighbourhood Plan consultation?

Parish Council

Poster

Response 10

Respondent Details

| Information | |
|--|--|
| Respondent Number: 10 | Respondent ID: 161667072 |
| Date Started: 10/03/2021 10:34:09 | Date Ended: 10/03/2021 10:37:44 |
| Time Taken: 3 minutes 34 seconds | Translation: English |
| IP Address: [REDACTED] | Country: United Kingdom |

Q1. Are you completing this form as an:

Agent

Q2. You can provide your comments on the Crowmarsh 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 and is also available on our website with the other consultation 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, there is a facility to upload your documents below.

Response received via email below.

Q3. You can upload supporting evidence here.

- File: 210308~1.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 Crowmarsh Neighbourhood Plan:

Don't know

Your details and future contact preferences



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

thameswaterplanningpolicy@savills.com

 0118 9520 500

8 March 2021

South Oxfordshire – Crowmarsh Draft Neighbourhood Plan – Submission Version

Dear Sir/Madam,

Thames Water are the statutory water supply and sewerage undertaker for the Crowmarsh Neighbourhood Plan area and the whole of the South Oxfordshire District and are hence a “specific consultation body” in accordance with the Town & Country Planning (Local Planning) Regulations 2012. Thames wish to make the following comments:

Water and Wastewater Infrastructure Delivery

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

It is important not to under estimate the time required to deliver necessary infrastructure. For example to understand, design, and deliver local network upgrades can take around 18 months and Sewage Treatment & Water Treatment Works upgrades can take 3-5 years. Implementing new technologies and the construction of a major treatment works extension or new treatment works extension or new treatment works could take up to 10 years.

Thames Water has limited powers under the Water Industry Act 1991 to prevent connection to its network ahead of infrastructure upgrades. In some circumstances it may be necessary to phase development in order to avoid adverse amenity impacts for existing or future users such as internal and external sewer flooding, pollution of land, and water courses and / or issues with water supply in the form of no or low water pressure. To minimise the likelihood of requiring such conditions developers are advised to contact Thames Water as early as possible to discuss their development proposals and intended delivery programme.

Specific Comments on Water and Wastewater/Sewerage Infrastructure

Foul Flows drain to Cholsey Sewage Treatment Works. Potable water services to the area are also provided by Thames Water.

Thames Water has a duty to provide maintain and extend its networks to accommodate new development with funds for network upgrades coming from infrastructure charges <https://developers.thameswater.co.uk/new-connection-charging> and funds for STW upgrades

coming from its strategic business plan <https://corporate.thameswater.co.uk/about-us/our-strategies-and-plans/our-5-year-plan-for-2020-to-2025>.

The scale of any sewerage/wastewater upgrades will depend on the type, scale and location of development.

Comments in Relation to Flood Risk and SUDS

The National Planning Practice Guidance (NPPG) states that a sequential approach should be used by local planning authorities in areas known to be at risk from forms of flooding other than from river and sea, which includes "Flooding from Sewers".

When reviewing development and flood risk it is important to recognise that water and/or sewerage infrastructure may be required to be developed in flood risk areas. By their very nature water and sewage treatment works are located close or adjacent to rivers (to abstract water for treatment and supply or to discharge treated effluent). It is likely that these existing works will need to be upgraded or extended to provide the increase in treatment capacity required to service new development. Flood risk sustainability objectives should therefore accept that water and sewerage infrastructure development may be necessary in flood risk areas.

Flood risk sustainability objectives should also make reference to 'sewer flooding' and an acceptance that flooding can occur away from the flood plain as a result of development where off site sewerage infrastructure and capacity is not in place ahead of development.

With regard to surface water drainage it is the responsibility of the developer to make proper provision for drainage to ground, watercourses or surface water sewer. It is important to reduce the quantity of surface water entering the sewerage system in order to maximise the capacity for foul sewage to reduce the risk of sewer flooding.

Limiting the opportunity for surface water entering the foul and combined sewer networks is of critical importance to Thames Water. Thames Water have advocated an approach to SuDS that limits as far as possible the volume of and rate at which surface water enters the public sewer system. By doing this, SuDS have the potential to play an important role in helping to ensure the sewerage network has the capacity to cater for population growth and the effects of climate change.

SuDS not only help to mitigate flooding, they can also help to: improve water quality; provide opportunities for water efficiency; provide enhanced landscape and visual features; support wildlife; and provide amenity and recreational benefits.

With regard to surface water drainage, Thames Water request that the following paragraph should be included in the Neighbourhood Plan: "*Surface water drainage - it is the responsibility of a developer to follow the sequential approach to the disposal of surface waters with proper provision for surface water draining to ground, water course or surface water sewers being given. The discharging of surface waters to the foul sewer can be a major contributor to sewer flooding and should therefore be avoided*".

Waste Water Policy / Text

It is strongly encouraged that the following text is included within the Neighbourhood Plan, in order to help ensure that new development is aligned with any necessary water and wastewater network upgrades required to support new development:

“Developers need to consider the net increase in water and waste water demand to serve their developments and also any impact the development may have off site further down the network, if no/low water pressure and internal/external sewage flooding of property is to be avoided.

Thames Water encourages developers to use their free pre-planning service <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/water-and-wastewater-capacity>). 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.”

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

Yours sincerely,

Thames Water Utilities Ltd

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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| Name | Tasha Hurley |
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| Organisation (if relevant) | - |
| Organisation representing (if relevant) | - |
| Address line 1 | Hawker House |
| Address line 2 | - |
| Address line 3 | - |
| Postal town | - |
| Postcode | RG1 8BW |
| Telephone number | - |
| Email address | tasha.hurley@savills.com |

Response 11

Respondent Details

| Information | |
|--|--|
| Respondent Number: 11 | Respondent ID: 161667492 |
| Date Started: 10/03/2021 10:37:47 | Date Ended: 10/03/2021 10:51:37 |
| Time Taken: 13 minutes 49 seconds | Translation: English |
| IP Address: [REDACTED] | Country: United Kingdom |

Q1. Are you completing this form as an:

Organisation

Q2. You can provide your comments on the Crowmarsh 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 and is also available on our website with the other consultation 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, there is a facility to upload your documents below.

Response received via email below.

Q3. You can upload supporting evidence here.

- File: OCC response Crowmarsh Neighbourhood Plan March 2021.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 Crowmarsh Neighbourhood Plan:

No, I do not request a public examination

Your details and future contact preferences

OXFORDSHIRE COUNTY COUNCIL'S RESPONSE TO THE FOLLOWING CONSULTATION:

District: South Oxfordshire

Consultation: Crowmarsh Neighbourhood Plan 2035 (Submission).

Comments close 9th March 2021

Overall View of Oxfordshire County Council

Oxfordshire County Council welcomes the opportunity to comment on the Crowmarsh Neighbourhood Plan 2035 (submission draft). We understand that these comments will be forwarded to an independent Examiner.

The Submission Neighbourhood Plan makes no housing allocations. Policy CRP1 allows for infill development within defined village boundaries of Crowmarsh Gifford, Mongewell and North Stoke. Policy CPR3 allocates 0.28ha of land at Howbery Park for employment use.

We provided comments on the draft pre-submission Neighbourhood Plan in August 2020 which included suggested amendments and we welcome where these have been addressed in the submission Plan.

We note from the Consultation Statement that comments regarding Waste Strategy and Digital Infrastructure from our previous response are covered by the adopted Local Plan.

Detailed officer comments can be found in Annex 1.

Oxfordshire County Council does not request a public hearing. We wish to be notified of South Oxfordshire District Council's decision on the neighbourhood plan.

Officer's Name: Sarah Steere-Smith

Officer's Title: Planner

Date: 09 March 2021

ANNEX 1
OFFICER ADVICE

District: South Oxfordshire

Consultation: Crowmarsh Gifford Neighbourhood Plan 2020-2035 (Submission Document)

Team: Strategic Planning

Officer's Name: Sarah Steere-Smith and Lynette Hughes

Officer's Title: Planner and Principal Planner

Date: 03/03/21

Strategic Comments

The Crowmarsh Parish Neighbourhood Plan will be significant, given its location adjacent to the Wallingford town council area, and the amount of development anticipated in both Wallingford and Crowmarsh Gifford. Indeed, the Examiner for the Wallingford Neighbourhood Plan finished his site visit to Wallingford by driving to Crowmarsh Gifford to the east and noted 'this highlighted the relationship between the two settlements'.

Paragraph 1.1 has been updated in line with our comments made previously. The pre-submission draft introduction had referred to the emerging policies of the SODC Local Plan as being under a Temporary Holding Direction when that had been lifted. The current paragraph 1.1 in the submission neighbourhood plan now requires further updating to reflect the adoption of the South Oxfordshire District Council Local Plan 2035, rather than referring to the emerging strategic policies of the SODC Local Plan 2034. The current wording is shown here:

1.1 Neighbourhood Plans are a recently introduced planning document subsequent to the Localism Act, which came into force in April 2012. Neighbourhood Plans are intended to give local people a greater say in the future of their communities. However, Neighbourhood Plans must generally conform to the overarching strategic policy framework, and conform to the basic conditions set out in paragraph 1.8, which include:

- the National Planning Policy Framework (2019),
- the adopted saved policies from SODC Local Plan (2011),
- the Adopted Development Plan which comprises the Local Plan 2011, Core Strategy 2012 and any adopted NDPs, and
- the emerging strategic policies of the SODC Local Plan 2034 (the Secretary of State issued a Direction under Section 27 of the Planning and Compulsory Purchase Act 2004 that directs the Council to progress the plan through examination and to be adopted by December 2020).

Suggested updated wording is detailed below:

1.1 Neighbourhood Plans were introduced subsequent to the Localism Act, which came into force in April 2012. Neighbourhood Plans are intended to give local people a greater say in the future of their communities. However, Neighbourhood Plans must generally conform to the overarching strategic policy framework, and conform to the basic conditions set out in paragraph 1.8, which include:

- the National Planning Policy Framework (2019),
- the Adopted Development Plan which comprises the Local Plan 2035; any made Neighbourhood Plans; and the Minerals and Waste Local Plan including the Core Strategy prepared by Oxfordshire County Council.

We highlighted a correction required at paragraph 3.13, 'Natural Beauty Management Plan 2014-42019' in our pre-submission response and this has been corrected in paragraph 3.12 of the submission neighbourhood plan.

Paragraph 2.2 usefully explains the consented developments and has been amended as recommended in our previous response. The pre-submission neighbourhood plan paragraph 2.2 is shown below, with the sentence we recommended for deletion shown in strikethrough. The sentence shown in strikethrough has now been removed from the submission version of the neighbourhood plan.

2.2 Expansion of the housing stock in Crowmarsh Parish includes 166 new dwellings already granted planning permission at Carmel College, Mongewell and a further 91 at CABl on Nosworthy Way. An additional 100 at Crowmarsh Gifford, south of Newnham Manor and 150 east of Benson Lane have been approved or have a resolution to grant. These developments represent an increase from 709 dwellings in the parish to 1216 i.e. an increase of 71%. ~~Such a high rate of expansion will require intense infrastructure development in order to maintain the sustainability of the Parish communities.~~ Other housing developments are single houses, infill and change of use of existing buildings.

Howbery Park is a significant employment location. Policy CPR3 allocates 0.28ha of land at Howbery Park for employment use. The size of the allocation in Policy CPR3 has been amended to reflect the adopted Local Plan Policy EMP1: 'The Amount and Distribution of New Employment Land'; reducing from the 2.2ha identified in the draft neighbourhood plan to 0.28ha in this submission version of the plan. **We consider that a zoomed in and clear map of this allocation should be included** in this Neighbourhood Plan. Clear maps are necessary for public confidence and in order to replicate the details on GIS maps of the District.

Crowmarsh Gifford is identified as a Larger village and Mongewell and North Stoke are identified as other villages in the Settlement Hierarchy (appendix 7 in the Local Plan). Paragraph 3.6 in the Submission Neighbourhood Plan requires updating to include updated housing commitments and completions in Crowmarsh Gifford and to refer to the relevant section of the Local Plan (paragraphs 4.29, 4.30 and table 4f). The current wording in the Submission Neighbourhood Plan is shown below.

3.6 The planned growth for the larger villages is for each to grow proportionally by around 15% from the 2011 base date, plus any housing allocated to that village through the Core Strategy. Thus, for Crowmarsh Gifford, which is classed as a larger village despite its modest population, the Core Strategy figure plus 15% is 312 new dwellings, but as 507 had been committed by 30 September 2018 the requirement for new development to 2035 is 0. Thus, no further land is allocated for housing within the tenure of this Neighbourhood Plan.

Suggested updated wording is detailed below:

3.6 The Local Plan requires growth in the larger villages of at least 'Core Strategy + 15% growth'. For Crowmarsh Gifford, which is identified as a larger village, the Core Strategy figure plus 15% is 312 new dwellings, but as 571 had been committed or completed by 1st April 2020 the requirement for new development to 2035 is 0 (Table 4f Local Plan 2035). No further land is allocated for housing in this Neighbourhood Plan.

Part 4 of the Neighbourhood Plan is entitled 'community views'. It appears to be somewhat negative and this may be a chapter which the District Council and the Examiner will consider. Our Education comment attached seeks one specific change on the first item about the primary school capacity. The seven items are:

- Primary school capacity
- Medical centre capacity
- Use of the Wallingford bridge and the AQMA in that area
- Retail
- Job opportunities
- Utility capacity
- Effects on heritage assets

In our pre-submission comments, we noted that Part 4 indicated a desire for additional infrastructure investment, particularly in traffic management. While such investments are aspirations, we noted that it could be useful for the submission neighbourhood plan to provide more detail of infrastructure improvements sought. Some changes to the text have been made, although this does not detail a priority list. Our Transport comment attached welcomes the addition of a text about promoting alternative and sustainable forms of transport and encouraging home working. On the basis that Part 4 does not contain any policies and is simply a statement of the community's opinions and aspirations, we are not seeking any further specific changes, but would be willing to engage should this be a matter that the Examiner or District seeks further advice on.

District: South Oxfordshire

Consultation: Crowmarsh Neighbourhood Plan 2020 – 2035 (Submission Document)

Team: Transport Development Control

Officer's Name: Anthony Bubb

Officer's Title: Transport Planner – South & Vale TDC

Date: 26 February 2021

Transport Development Control Comments

I see that the previous request for more detail of the infrastructure improvements sought through the Neighbourhood Plan has resulted in amendments to Paragraph 4.3 of the document, including the “*Need to promote alternative and sustainable forms of transport and encourage home working, where appropriate*”. This change is welcome and is in accordance with policies of the adopted South Oxfordshire Local Plan 2011-2035, particularly TRANS2 – Promoting Sustainable Transport and Accessibility.

In terms of the six land use planning policies within the Neighbourhood Plan, only one considers transport and highways. Policy CRP3 – ‘Land at Howbery Park, Benson Lane, Crowmarsh Gifford’ states “*Development proposals for commercial, business and service use, particularly for offices or research and development of products or processes, will be supported provided that the scheme...A Transport Assessment is prepared in accordance with the development plan to manage satisfactorily its traffic effects on the road network and to encourage and enable improvements to sustainable transport methods*”.

We support this requirement for a Transport Assessment to accompany any planning application for development at this site, which is in accordance with policies of the adopted South Oxfordshire Local Plan 2011-2035, particularly TRANS4 – Transport Assessments, Transport Statements and Travel Plans and TRANS5 – Consideration of Development Proposals, as well as Oxfordshire County Council guidance. It will enable a review of the transport implications of development at the site and any appropriate mitigation, including the promotion of sustainable transport choices.

District: South Oxfordshire

Consultation: Crowmarsh Neighbourhood Plan 2020 – 2035 (Submission Document)

Team: Access to Learning

Officer's Name: Barbara Chillman

Officer's Title: Pupil Place Planning Manager

Date: 19/02/2021

Education Comments

Paragraph 4.3 notes that Crowmarsh Gifford Church of England Primary School currently has a maximum of 210 places and cannot expand on its present site. It records that there is a real concern that children from the Parish may need to be bussed to other schools and identifies a need for a larger capacity school on a new site in the medium term.

Although the school is regularly oversubscribed, this is largely because it attracts applicants from outside of its designated area (catchment). On average, nearly half of pupils allocated places at the school live outside the designated area. Nearly all of the non-catchment children at the school live in Cholsey or Wallingford. In both of these settlements, school capacity is being expanded, which will remove any need for children to travel to Crowmarsh.

The scale of housing growth planned/permitted within Crowmarsh is such that pupils living in the new homes will gradually displace applicants to the school who live outside of the designated area. Based on current housing plans, there is therefore no need for a new or larger school to be provided in Crowmarsh in at least the medium term.

There will be an interim period when the currently planned new houses are being occupied, when families moving in with children already of school age may not be able to secure a place at the school as the relevant year groups are full. These children would need to travel to available places at other schools. However, this does not indicate a need for a permanently larger school, as it is a consequence of the school's high standards and popularity attracting families from beyond the parish.

We therefore recommend that the text of Paragraph 4.3 bullet point 1 needs to be amended to read as follows and ask the Examiner to make this change:

~~Need a larger capacity school on a new site in the medium term. Need to progress with plans for further primary school capacity in Wallingford and Cholsey to take the pressure off the Crowmarsh Gifford Church of England Primary School.~~

District: South Oxfordshire
Consultation: Crowmarsh Neighbourhood Plan 2020 – 2035 (Submission Document)
Team: Archaeology
Officer's Name: Richard Oram
Officer's Title: Lead Archaeologist
Date: 24-2-21

Archaeology Comments

The pre-submission versions of this Neighbourhood Plan contained a thorough policy for the protection and enhancement of the historic environment as set out in the National Planning Policy Framework (NPPF 2019).

This policy contained references to designated sites such as listed buildings, registered parks and gardens as well as archaeological remains. This is in line with the NPPF.

POLICY CRP4: CONSERVATION OF THE ENVIRONMENT

C. Proposals affecting a listed building, registered historic park or garden, archaeological remains or its/their setting should identify the special interest, character, appearance, importance and significance of the heritage asset and contribution to those of the setting. Proposals should be well designed to conserve, or enhance and respect those attributes, particularly those features of the historic environment identified by English Heritage and those listed in this Plan, and ensure the continued enjoyment of the historic context and character of the historic environment.

This submission version of this plan however has amended this paragraph to refer to only those sites identified by Historic England. This would only affect designated sites and does not refer to any undesignated heritage assets as set out in the NPPF.

POLICY CRP4: CONSERVATION OF THE ENVIRONMENT

D. Enhance and respect those attributes of the historic environment identified by Historic England.

This is not appropriate and does not contain any policy for the identification, preservation and enhancement on undesignated heritage assets as required by the NPPF.

We would therefore recommend that the Neighbourhood Plan is amended to include a policy on the historic environment as set out below.

The Historic Environment: The parish's designated historic heritage assets and their settings, both above and below ground including archaeological sites, 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 2019).

District: South Oxfordshire

Consultation: Crowmarsh Neighbourhood Plan 2020 – 2035 (Submission Document)

Team: Mineral and Waste Planning Policy

Officer's Name: Anna Herriman

Officer's Title: Mineral and Waste Planning Officer

Date: 24th February 2021

Minerals and Waste Comments

Thank you for consulting the Mineral and Waste Planning Policy team. Our comments remain the same as our response dated 15th July 2020. Our comments are as follows:

The only comment that we wish to make is the lower part (from Winterbrook to North Stoke area) of the neighbourhood plan encroaches a small part of a Mineral Consulting Area and the edge of that boundary is adjacent to the boundary of Strategic Resource Area (SRA) 5 (sharp sand and gravel) Oxford to Cholsey. Looking at the South Oxfordshire Local Plan 2011 – 2035, some part of the Mineral Consultation Area has been allocated for housing under Policy H3. I would like to advise that any housing proposals, the site layout would need to have consideration for the close vicinity of the SRA and being located in the Mineral Consultation Area.

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 | Ms |
| Name | Sarah Steere-Smith |
| Job title (if relevant) | - |
| Organisation (if relevant) | Oxfordshire County Council |
| Organisation representing (if relevant) | Oxfordshire County Council |
| Address line 1 | County Hall, New Road |
| Address line 2 | - |
| Address line 3 | - |
| Postal town | Oxford |
| Postcode | OX1 1ND |
| Telephone number | - |
| Email address | Sarah.Steere-Smith@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

Response 12

Respondent Details

| Information | |
|--|--|
| Respondent Number: 12 | Respondent ID: 161670849 |
| Date Started: 10/03/2021 10:51:40 | Date Ended: 10/03/2021 11:10:36 |
| Time Taken: 18 minutes 56 seconds | Translation: English |
| IP Address: [REDACTED] | Country: United Kingdom |

Q1. Are you completing this form as an:

Organisation

Q2. You can provide your comments on the Crowmarsh 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 and is also available on our website with the other consultation 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, there is a facility to upload your documents below.

Response received via email below.

Q3. You can upload supporting evidence here.

- File: CROWMARSH NP Reg 16- Chilterns CB Submissions March 2021.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 Crowmarsh Neighbourhood Plan:

Don't know

Your details and future contact preferences



Contact: Michael Stubbs
Tel: 01844 355507
Fax: 01844 355501
E Mail: planning@chilternsaonb.org
www.chilternsaonb.org

Chairman: Cllr Ian Reay
Vice Chairman: Ray Payne
Chief Executive Officer: Dr Elaine King

9th March 2021

By email only to planning.policy@southoxon.gov.uk
My Ref.: F:\Planning\Planning Policy\Crowmarsh Gifford Neighbourhood Plan

Crowmarsh Gifford Neighbourhood Plan – Regulation 16 Consultation

Dear Crowmarsh Gifford Neighbourhood Plan Steering Group

The Chilterns Conservation Board (CCB) is grateful for the opportunity to submit comments on the Regulation 16 Submission Consultation Draft of the Crowmarsh Gifford Neighbourhood Plan (NP).

1.0. Summary of CCB's Strategic Support for the Neighbourhood Plan.

1.1. The CCB commends the vision and spatial strategy in the plan and the early engagement with parties, including the CCB itself. A robust and detailed evidence base is submitted.

1.2. In summary of our position, the CCB agrees with and supports the policy and supporting text that address AONB matters, including an awareness of national policy (paragraph 3.1), the AONB Management Plan (3.12) and the relevant AONB policy at CRP4. The supporting text deals with the geology and geomorphology of the neighbourhood area, as is shaped by the Chilterns and North Wessex Downs. This context is important and addresses the important place-making dimensions of local context. AONB duties are reported both appropriately and in detail. Allocated sites within the plan are outside and beyond the AONB boundary.

2.0. Detailed Policy Submissions

2.1. To assist, we set out the duties and responsibilities of the CCB in Annex I, at the end of these representations. For ease of reference we have tabulated our points, with additional text as underlined or deleted text as ~~strikeout~~ text. All text on the left side denotes existing policy or supporting text in the pre-submission Neighbourhood Plan.

| Crowmarsh Gifford Neighbourhood Parish Regulation 16 consultation. with minor proposed CCB additions/deletions. | CCB points in support and justification of these amendments and/or additional details. |
|---|---|
| <p>THE PARISH VISION The population of the Parish will increase due to housing developments already approved. There will be increased availability of local employment opportunities on land allocated for this purpose at Howbery Park, Crowmarsh Gifford. New infill housing within the designated village footprints will focus on social housing and apartment type housing for the elderly. The managed landscape of the greater part of the Parish is not developed for housing because it is within, or it is overseen by, the Chilterns Area of Outstanding Natural Beauty, or it lies within the Thames Corridor flood plain. Heritage is protected while the setting of listed buildings and other heritage assets is enhanced through any new development. Similarly, new development will provide an increase in biodiversity and managed land in the Thames corridor should aim towards enhancing biodiversity and protecting rare species.</p> | <p>No changes proposed.</p> <p>We support this vision and the reference to 'overseen' by the Chilterns, is supported. Views from The Ridgeway National Trail overlook land in the parish and development within that hinterland of a highly valued nationally protected landscape must be carefully controlled by AONB policy and duties.</p> <p>This vision also links with the protection of the wider setting of the AONB and the increased policy emphasis on the protection of setting.</p> |
| <p>2.19 A large part of the Parish is contained within the Chilterns Area of Outstanding Natural Beauty (Figure 5). An Area of Outstanding Natural Beauty (AONB) is an area of countryside in England, Wales or Northern Ireland which has been designated for conservation due to its significant <u>highly valued</u> landscape value. Areas are designated in recognition of their national importance, by the relevant public body which, in this case, is Natural England. Areas of Outstanding Natural Beauty enjoy levels of protection from development similar to those of UK National Parks, but unlike National Parks the responsible bodies do not have their own planning powers. They also differ from National Parks in that they have more limited opportunities for extensive outdoor recreation. The Chilterns AONB, which extends into a large number of local authority areas, has its own statutory body, the Chilterns Conservation Board. Protection from unsightly development extends beyond the AONB wherever that land overlooks a potential development site, <u>to protect the setting of the AONB.</u></p> | <p>Minor text amendments, as recommended.</p> |
| <p>3.1. NPPF Contents</p> | <p>As these paragraph numbers are likely to change with updates and revisions, you may want to delete them.</p> <p>The current January 2021 NPPF revisions propose that the setting of the AONB is included in the national policy. This point may be worth</p> |

| | |
|---|--|
| | <p>monitoring, ahead of any final version.</p> <p>We also recommend including a reference to CCB's Position Statement on Setting</p> |
| 3.10 to add after the South Oxfordshire Design Guide and the Chilterns Buildings Design Guide. | Minor text amendments, as recommended. |
| 3.11 NPPF Contents. | <p>As above, these policy paragraphs may change.</p> <p>The setting of the AONB may become a future NPPF policy and this is worthy of an additional bullet, in the event that draft policy makes the final version.</p> |
| <p>3.12 The Chilterns Area of Outstanding Natural Beauty Management Plan 2014-2019, Policy D5 states that appropriate development should be encouraged, particularly on previously developed land, if it will improve the economics, social and environmental well-being of the area whilst having regard to the special qualities of the AONB. Policy L7 states that the quality of the setting of the AONB should be conserved by ensuring the impact of adjacent development is sympathetic to the character of the Chilterns. Policy FF7 states that the AONB should remain a predominantly, actively farmed landscape. Policy D9 states that full account should be taken of the likely impacts of developments on the setting of the AONB. Policy UE1 states that the management of countryside suitable for recreation should be promoted and supported whilst conserving its environmental quality.</p> | <p>We support this paragraph.</p> <p>The AONB Management Plan is a material consideration and Planning Practice Guidance. This guidance states that,</p> <p>Do planning policies and decisions need to take account of management plans for National Parks, the Broads and Areas of Outstanding Natural Beauty?</p> <p><i>Management plans for National Parks, the Broads and Areas of Outstanding Natural Beauty do not form part of the statutory development plan, but they help to set out the strategic context for development. They provide evidence of the value and special qualities of these areas, provide a basis for cross-organisational work to support the purposes of their designation and show how management activities contribute to their protection, enhancement and enjoyment. They may contain information which is relevant when preparing plan policies, or which is a material consideration when assessing planning applications.</i></p> <p>Paragraph: 040 Reference ID: 8-040-20190721</p> <p>Revision date: 21 07 2019</p> |
| <p>POLICY CRP4: CONSERVATION OF THE ENVIRONMENT The rural character of the Parish is to be preserved, with particular regard to its neighbours and including the Chilterns Area of Outstanding Natural Beauty, the River Thames Corridor and the North Stoke Conservation Area. In addition to the <u>development plan policies</u>, national policies and guidelines pertaining to these areas any development proposal should:</p> <p>A. Not adversely affect views from footpaths, bridleways in the Chilterns AONB and the</p> | Minor text amendments, as recommended. |

| | |
|--|--|
| <p>Ridgeway National Trail.</p> <p>B. Enhance the ecology and biodiversity of their local setting and the rural area as a whole.</p> <p>C. Include high-quality design which respects the natural beauty of the countryside and reinforce the sense of place and local character.</p> <p>D. Enhance and respect those attributes of the historic environment identified by Historic England.</p> | |
| <p>5.28 to 5.30 Supporting text on AONBs</p> | <p>We support this text.</p> <p>This section addresses and deals with the AONB Management Plan policy and the duty established by section 85 of the CROW Act 2000. That duty deals with the land that is both within and outside the AONB boundary because it focuses on the 'impacts' as opposed to the geographical 'source' of development.</p> |

The Chilterns AONB is nationally protected as one of the finest areas of countryside in the UK. Public bodies and statutory undertakers have a statutory duty of regard to the purpose of conserving and enhancing the natural beauty of the AONB (Section 85 of [CroW Act](#)).

The Chilterns Conservation Board is a body that represents the interests of all those people that live in and enjoy the Chilterns AONB. It is made up of representatives nominated by the organisations listed in Appendix I.

Should you require any further information please do not hesitate to contact me.

Yours sincerely,

Dr Michael Stubbs MRICS MRTPI
Planning Advisor, on behalf of the Chilterns Conservation Board



The Chilterns Area of Outstanding Natural Beauty

The Chilterns AONB was designated in 1965 for the natural beauty of its landscape and its natural and cultural heritage. In particular, it was designated to protect its special qualities which include the steep chalk escarpment with areas of flower-rich downland, woodlands, commons, tranquil valleys, the network of ancient routes, villages with their brick and flint houses, chalk streams and a rich historic environment of hillforts and chalk figures.

Chilterns Conservation Board

The Chilterns Conservation Board is a statutory independent corporate body set up by Parliamentary Order in 2004 under the provisions of Section 86 of the Countryside and Rights of Way (CRoW) Act 2000.

The Board has two statutory purposes under section 87 of the CRoW Act:

- a) To conserve and enhance the natural beauty of the AONB; and
- b) To increase the understanding and enjoyment by the public of the special qualities of the AONB.

In fulfilling these roles, if it appears that there is a conflict between those purposes, Conservation Boards are to attach greater weight to (a). The Board also has a duty to seek to foster the economic and social well-being of local communities within the AONB.

Like all public bodies, including ministers of the Crown, local authorities and parish councils, the Chilterns Conservation Board is subject to Section 85 of the CRoW Act which states under "General duty of public bodies etc"

"(1) In exercising or performing any functions in relation to, or so as to affect, land in an area of outstanding natural beauty, a relevant authority shall have regard to the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty."

List of Organisations providing Nominees to the Chilterns AONB Conservation Board

The Chilterns Conservation Board has 27 board members, all drawn from local communities:

- Hertfordshire and Oxfordshire County Councils
- Central Bedfordshire and Luton Borough Councils (unitary authorities)
- Buckinghamshire Council (formerly Aylesbury Vale, Chiltern and South Buckinghamshire, and Wycombe District Council).
- Dacorum Borough Council, North Hertfordshire DC, Three Rivers DC and South Oxfordshire DC.
- The Central Bedfordshire, Buckinghamshire, Hertfordshire and Oxfordshire Parish Councils (6 elected in total), and
- DEFRA (8 in total).

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 | Mr |
| Name | Michael Stubbs |
| Job title (if relevant) | - |
| Organisation (if relevant) | The Chilterns Conservation Board |
| Organisation representing (if relevant) | - |
| Address line 1 | The Lodge |
| Address line 2 | - |
| Address line 3 | - |
| Postal town | - |
| Postcode | OX39 4HA |
| Telephone number | - |
| Email address | Planning@chilternsaonb.org |

Response 13

Respondent Details

| Information | |
|--|--|
| Respondent Number: 13 | Respondent ID: 161671433 |
| Date Started: 10/03/2021 11:10:40 | Date Ended: 10/03/2021 11:14:03 |
| Time Taken: 3 minutes 22 seconds | Translation: English |
| IP Address: [REDACTED] | Country: United Kingdom |

Q1. Are you completing this form as an:

Agent

Q2. You can provide your comments on the Crowmarsh 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 and is also available on our website with the other consultation 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, there is a facility to upload your documents below.

Response received via email below.

Q3. You can upload supporting evidence here.

- File: 09.03.21 Crowmarsh NP Reg 16 National Grid.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 Crowmarsh Neighbourhood Plan:

Don't know

Your details and future contact preferences

Our Ref: MV/ 15B901605



09 March 2021

South Oxfordshire District Council
planning.policy@southoxon.gov.uk
via email only

Dear Sir / Madam

**Crowmarsh Neighbourhood Plan Regulation 16 Consultation
January – March 2021
Representations on behalf of National Grid**

National Grid has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.

About National Grid

National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the 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 Ventures (NGV) is separate from National Grid's core regulated businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States.

Proposed development sites crossed or in close proximity to National Grid assets:

An assessment has been carried out with respect to National Grid's electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines.

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

National Grid provides information in relation to its assets at the website below.

- www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/

Please also see attached information outlining guidance on development close to National Grid infrastructure.



Distribution Networks

Information regarding the electricity distribution network is available at the website below:

www.energynetworks.org.uk

Information regarding the gas distribution network is available by contacting:

plantprotection@cadentgas.com

Further Advice

Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets. We would be grateful if you could add our details shown below to your consultation database, if not already included:

Matt Verlander, Director

nationalgrid.uk@avisonyoung.com

Avison Young
Central Square South
Orchard Street
Newcastle upon Tyne
NE1 3AZ

Spencer Jefferies, Town Planner

box.landandacquisitions@nationalgrid.com

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

If you require any further information in respect of this letter, then please contact us.

Yours faithfully,



Matt Verlander MRTPI

Director

0191 269 0094

matt.verlander@avisonyoung.com

For and on behalf of Avison Young

Guidance on development near National Grid assets

National Grid is able to provide advice and guidance to the Council concerning their networks and encourages high quality and well-planned development in the vicinity of its assets.

Electricity assets

Developers of sites crossed or in close proximity to National Grid assets should be aware that it is National Grid policy to retain existing overhead lines in-situ, though it recognises that there may be exceptional circumstances that would justify the request where, for example, the proposal is of regional or national importance.

National Grid's *'Guidelines for Development near pylons and high voltage overhead power lines'* promote the successful development of sites crossed by existing overhead lines and the creation of well-designed places. The guidelines demonstrate that a creative design approach can minimise the impact of overhead lines whilst promoting a quality environment. The guidelines can be downloaded here: <https://www.nationalgridet.com/document/130626/download>

The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site.

National Grid's statutory safety clearances are detailed in their *'Guidelines when working near National Grid Electricity Transmission assets'*, which can be downloaded here: www.nationalgridet.com/network-and-assets/working-near-our-assets

Gas assets

High-Pressure Gas Pipelines form an essential part of the national gas transmission system and National Grid's approach is always to seek to leave their existing transmission pipelines in situ. Contact should be made with the Health and Safety Executive (HSE) in respect of sites affected by High-Pressure Gas Pipelines.

National Grid have land rights for each asset which prevents the erection of permanent/temporary buildings, or structures, changes to existing ground levels, storage of materials etc. Additionally, written permission will be required before any works commence within the National Grid's 12.2m building proximity distance, and a deed of consent is required for any crossing of the easement.

National Grid's *'Guidelines when working near National Grid Gas assets'* can be downloaded here: www.nationalgridgas.com/land-and-assets/working-near-our-assets

How to contact National Grid

If you require any further information in relation to the above and/or if you would like to check if National Grid's transmission networks may be affected by a proposed development, please contact:

Avison Young (UK) Limited registered in England and Wales number 6382509.
Registered office, 3 Brindleyplace, Birmingham B1 2JB. Regulated by RICS



- National Grid's Plant Protection team: plantprotection@nationalgrid.com

Cadent Plant Protection Team

Block 1

Brick Kiln Street

Hinckley

LE10 0NA

0800 688 588

or visit the website: <https://www.beforeyoudig.cadentgas.com/login.aspx>

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 | Mr |
| Name | Chris Johnson |
| Job title (if relevant) | - |
| Organisation (if relevant) | Avison Young |
| Organisation representing (if relevant) | National Grid |
| Address line 1 | Central Square South |
| Address line 2 | - |
| Address line 3 | - |
| Postal town | - |
| Postcode | NE1 3AZ |
| Telephone number | - |
| Email address | christopher.johnson@avisonyoung.com |

Response 14

Respondent Details

| Information | |
|--|--|
| Respondent Number: 14 | Respondent ID: 161672327 |
| Date Started: 10/03/2021 11:14:07 | Date Ended: 10/03/2021 11:22:25 |
| Time Taken: 8 minutes 18 seconds | Translation: English |
| IP Address: [REDACTED] | Country: United Kingdom |

Q1. Are you completing this form as an:

Organisation

Q2. You can provide your comments on the Crowmarsh 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 and is also available on our website with the other consultation 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, there is a facility to upload your documents below.

Response received via email below.

Q3. You can upload supporting evidence here.

- File: Historic England respoons
- File: HE Reg14 response.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 Crowmarsh Neighbourhood Plan:

Don't know

Your details and future contact preferences



Historic England

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

Direct Dial: 0207 973 3700

Our ref: PL00704882

9 March 2021

To whom it may concern,

Thank you for consulting Historic England on the submission version of the Crowmarsh Parish Neighbourhood Plan. Historic England is the government's advisor on planning for the Historic Environment, including the conservation of heritage assets and champion good design in historic places. As such we limit our review of neighbourhood plans to areas that fall within our remit and silence on other areas should be treated as agreement or consent. We hope the following comments are of assistance to the examiner.

We will restrict our comments to those areas of the plan where we feel our interest would be affected. I attach our comments submitted in response to the pre-submission version for the examiner's reference.

Where relevant the plan has regard for the historic environment through inclusion of policy on the historic environment and identification of local green spaces. However, as identified with the pre-submission version, issues concerning the employment use allocation of land at Howbery Park (Policy CRP 3) remain outstanding.

Of primary concern is that the allocation does not appear to have been sufficiently informed by an understanding of the significance of these nearby listed buildings to demonstrate that it promotes the delivery of sustainable development. Howbery Park contains a number of Grade II listed buildings; the 19th century mansion house is in closest proximity to the allocation, whilst the listed stable complex, lodge and cottages sit slightly further to the north. The plan also suggest the site may be of some archaeological interest.

Overall the plan, as identified through the Strategic Environmental Assessment (SEA) recognised the allocation has a potential to result in a conflict between the proposal for development and the conservation of the heritage asset. However this continues to not be reflected in the supporting 'Site Assessment' documentation.

Whilst heritage mitigation has been incorporated into the policy to mitigate this potential conflict, it is not clear that this has been based on a robust understanding of the site's significance and how the allocated land contributes to the setting of the



4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA

Telephone 020 7973 3700
HistoricEngland.org.uk



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designated heritage assets. Without this, the ability to analyse the appropriateness of the site as an allocation, the degree in which the historic environment would be impacted and therefore what opportunities for enhancement and/or mitigation measures may be required is flawed. We therefore question whether this plan achieves sufficient clarity to guide decisions to avoid or minimise the likely impact of development on the significance of the nearby Grade II listed buildings through development in its setting.

Given that great weight should be given to the conservation of listed buildings and their setting as a designated heritage asset we consider that this Policy needs to be strengthened through further investigations to demonstrate it meets the basic condition of promoting sustainable development as defined within the NPPF and to demonstrate that it has given appropriate consideration to legislation including the Planning (Listed Building and Conservation Areas) Act 1990.

It is also unfortunate the pre-submission policy seeking to identify locally listed heritage assets has not been carried through to submission. The Planning Practice Guidance and local planning policies encourage Neighbourhood Plan Groups to identify local heritage assets so that it can be recognised and given due consideration in the planning process. This is therefore regrettably an opportunity missed, as the local community with their knowledge of the area and its history are best placed to highlight and celebrate the historic buildings, places and spaces, archaeological sites and landscapes which enrich their area. We would encourage the community to work with the local planning authority to identify these assets, which will help to manage and inform future change. Further advice and information to assist in identifying and managing a local list of heritage assets can be found at:
<<https://historicengland.org.uk/listing/what-is-designation/local/local-designations/>>.

We hope these comments are of assistance to the examiner but would be pleased to provide further information if required.

Yours faithfully

Andrew Scott

Assistant Inspector of Historic Buildings and Areas
London & South East

Historic England | 4th Floor | Cannon Bridge House
25 Dowgate Hill | London | EC4R 2YA

Direct dial: 020 7973 3749
Mobile: 07990339941



4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA

Telephone 020 7973 3700
HistoricEngland.org.uk





Historic England

Checked By: Robert Lloyd-Sweet, Historic Places Advisor (South East England).



4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA

Telephone 020 7973 3700
HistoricEngland.org.uk



Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.

Faludi, Dorottya

From: Lloyd Sweet, Robert
Sent: 20 August 2020 11:39
To: 'crowmarshparishclerk@gmail.com'
Subject: FW: Reg 14 Consultation: Crowmarsh Parish Neighbourhood Plan

Dear Ms Rance

Thank you for consulting Historic England on the pre-submission version of the Crowmarsh Neighbourhood Plan. Historic England is the government's advisor on planning for the historic environment, including advising on planning policy to secure the conservation and enjoyment of heritage assets and champion good design in historic places. As such we will only comment on planning issues that fall within our remit and silence on other matters should not be read as agreement or consent.

Our main areas of interest with the plan are the establishment of settlement boundaries and allocation of sites for development. With regard to Policy CRP1, we note that the defined boundaries include some areas of large gardens, fields or school playing fields on the edge of the settlements. As the definition of a settlement boundary creates a presumption in favour of development within the boundary and such areas of low density of development would normally be considered outside the built-up area, we recommend the steering group give careful thought to the appropriateness of the inclusion of land such as the fields south of Marsh Lane and west of Meadow Lane (inset Plan A), for instance, unless these have existing and current planning permissions or are allocated for development within the local plan.

Policy CRP 3 allocates land at Howbery Park, adjacent to the listed buildings of Howbery Park, including the 19th century mansion house and complex of stables, lodge and cottages to the north. We would question whether this allocation is necessary, or whether this is already the accepted use of this land (albeit it is currently green open space within the existing business park). A Strategic Environmental Assessment has identified potential for harmful impacts to the historic environment through change in the setting of the listed buildings and mitigation recommended is included in the allocation policy. We note, however, that this is not reflected in the site assessment document currently included in the supporting documents and request that this is updated to provide the more rigorous approach of the SEA prior to the submission of the plan for examination. Indeed, where the SEA has identified the potential for this harm there is a need to demonstrate understanding of the significance of the listed buildings that could be affected and of how the land contributes to their significance as setting to ensure the mitigation is appropriate and sufficient or that residual harm is properly justified. This contribution of setting to significance could be through, for example, the land forming part of a planned view to or from the listed buildings, providing part of a formal landscape that was designed as the setting to enhance the building, or simply being an area from which the architectural or historic interest can, fortuitously, be appreciated and/or enjoyed. In each case the appropriate mitigation could be different. Further advice on understanding the contribution that settings make to the significance of heritage assets is available at: <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>. If in doubt we strongly recommend contacting the District Council's Conservation Officer for their views and a professional judgement on whether the setting of the buildings would indeed be threatened.

Given that considerable employment development has already transpired in the surrounding area it would also be helpful to look at the planning history and any existing heritage assessments for Howbery Park prepared for these sites to draw out how this has been assessed and, possibly, why this land was not previously developed in a similar way. Having reviewed the Landscape Survey and Impact Assessment and the Environment and Heritage Evidence paper, neither document has really explored the site specific issues, although there are some tantalising suggestions of the archaeological interest of Howbery Park. Looking at the various documents there seem to be several different

boundaries to the site CRO3 and, as such, we recommend reviewing these to ensure that all assessments relate to the same plot.

Whilst a site allocation may not be necessary to secure the employment use of this land, where there is a likelihood that development of this land will come forward we can see value in maintaining a specific policy that sets out the expectations and requirements for development, including matters of design as a means of supporting the delivery of sustainable development.

Policy CRP4. We would be grateful if you could update the reference to English Heritage in this policy to Historic England. In 2015 the Commission for the Historic Monuments and Buildings of England (also known as English Heritage) changed its public name to Historic England to differentiate it from the English Heritage Trust, which was created at the same time to manage the national collection of historic buildings, monuments and sites taken into guardianship for the nation. Historic England remain the authority to be consulted on matters of planning policy or decisions affecting the historic environment including designated heritage assets.

Policy CRP5. We support the identification of locally listed buildings through the neighbourhood planning process. We have not been able to view appendix 2 referred to and, as such cannot comment on the appropriateness of the process by which these assets have been identified and so recommend that this is made available as part of the submission version of the plan to allow appropriate consultation and representation by interested parties. Advice on local listing and the identification of non-designated heritage assets is available from our website at:

<https://historicengland.org.uk/listing/what-is-designation/local/local-designations/>

This advice has been reviewed and accepted by Ministry for Housing, Communities and Local Government.

We hope these comments are of assistance to the steering group but would be pleased to answer any queries relating to them.

Yours sincerely

Robert Lloyd-Sweet

Rob Lloyd-Sweet | Historic Places Adviser | South East England | Historic England
Mobile: 07825 907288

Cannon Bridge House | 25 Dowgate Hill | London | EC4R 2YA

The monthly Historic England Planning Bulletin is now available online, for all your planning & heritage news. Read it and/or sign up here:

<https://historicengland.org.uk/advice/planning/planning-system/planning-bulletin/>

From: Parish Clerk [mailto:crowmarshparishclerk@gmail.com]

Sent: 26 June 2020 13:23

To: crowmarshparishclerk@gmail.com

Subject: Reg 14 Consultation: Crowmarsh Parish Neighbourhood Plan

THIS IS AN EXTERNAL EMAIL: do not click any links or open any attachments unless you trust the sender and were expecting the content to be sent to you

Please see attached consultation letter about Crowmarsh Parish Neighbourhood Plan

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 | Mr |
| Name | Andrew Scott |
| Job title (if relevant) | - |
| Organisation (if relevant) | Historic England |
| 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 | 07990339941 |
| Email address | Andrew.Scott@HistoricEngland.org.uk |

Response 15

Respondent Details

| Information | |
|--|--|
| Respondent Number: 15 | Respondent ID: 162155227 |
| Date Started: 16/03/2021 09:47:40 | Date Ended: 16/03/2021 09:50:57 |
| Time Taken: 3 minutes 17 seconds | Translation: English |
| IP Address: [REDACTED] | Country: United Kingdom |

Q1. Are you completing this form as an:

Agent

Q2. You can provide your comments on the Crowmarsh 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 and is also available on our website with the other consultation 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, there is a facility to upload your documents below.

Response received via email below.

Q3. You can upload supporting evidence here.

- File: HR Wallingford Representation 09.03.21 FINAL.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 Crowmarsh Neighbourhood Plan:

Don't know

Your details and future contact preferences

Our ref: JB57742
DD: 07761 666182
E: arron.twamley@bidwells.co.uk
Date: 9 March 2021

Planning Policy Team
South Oxfordshire District Council
135 Eastern Avenue
Milton Park, Milton
Abingdon
Oxfordshire
OX14 4SB

By Email Only

Dear Sir/Madam,

WRITTEN REPRESENTATIONS ON THE CONTENTS OF THE CROWMARSH NEIGHBOURHOOD PLAN 2020-2035 (SUBMISSION VERSION) ON BEHALF OF HR WALLINGFORD

Bidwells LLP has been instructed by HR Wallingford to submit representations to South Oxfordshire District Council (SODC) in response to the Crowmarsh Neighbourhood Plan Submission Version. Our client fully supports Crowmarsh Parish Council in preparation of its neighbourhood plan and is pleased to see the plan supports future growth at Howbery Park.

Although HR Wallingford is a statutory consultee and forms part of the Crowmarsh Neighbourhood Plan working group (in the preparation of the plan) these representations should be read alongside existing comments provided by the client to Crowmarsh Parish Council.

Background

HR Wallingford is located at Howbery Park, Crowmarsh Gifford and is an independent civil engineering and environmental hydraulics organisation, with expertise in energy, environment, flood and water, as well as maritime and coastal management.

To secure the long-term future for HR Wallingford and Howbery Park, our client's vision is to create a world-leading centre of excellence for research, development and innovation in water and environmental technology. In conjunction with significant local agencies such as CABI, British Geological Survey, Environment Agency, Met Office and the Centre for Ecology and Hydrology, HR Wallingford are planning to create a Centre of Excellence to attract research and development on a level with significance to the UK and beyond. In total the proposals will bring forward some 35,000 sq. m of new office and innovation space, over a total site area of 28.3 ha.

Within planning terms, we consider the site is a sustainable location for employment growth. It is an existing and well-established location for research and development as well as commercial activities. It is also well connected to Wallingford, Didcot, Reading and Oxford as well as Science Vale.

Seacourt Tower, West Way, Oxford OX2 0JJ
T: 01865 790116 E: info@bidwells.co.uk W: bidwells.co.uk

We consider the proposals will bring forward an increase in employment space within Crowmarsh Gifford, that is proportionate to the size and scale of the existing site and locality. In addition, it will not lead to any unacceptable environmental, technical or amenity impacts. It will also support job creation for existing/planned housing growth within the district and beyond.

We anticipate the transformation of the park will be undertaken over a five-to-ten-year timeframe to 2035. This timeframe allows sufficient time to secure the necessary planning consents, to clear parts of the site and to complete the construction in phases, so the Park evolves, and we ensure it retains its character and appeal.

The development proposals are currently at the pre-planning stage and have also been subject to informal discussions with SODC and Crowmarsh Parish Council as well as Oxfordshire LEP. A consultation event has recently been undertaken with HR Wallingford staff (as well as tenants of the park) to inform them of the proposals and to seek feedback. From an analysis of the responses there is general support for the proposals and acknowledgement that HR Wallingford is investing in Howbery Park to secure its long-term future.

In the coming weeks formal pre-application advice will be sought from SODC's development management team with a view to submitting a planning application later in the year. Pre-app discussions will also be held with Crowmarsh Parish Council and other key stakeholders and consultees.

Howbery Park Vision Document

To inform our client's proposals a vision document is currently being prepared for Howbery Park and this will provide an overview of the development proposals. The document will also set out the future design direction for the site and will major on innovative and sustainable design, as well as contemporary forms of architecture. The provision of contemporary architecture is not new at the park as there have been several buildings erected in the past that have used modern design and materials in keeping with the Park and surroundings.

It is envisaged the vision document will be worked up into a framework document which will form part of the planning application. The framework document will provide a design guide for Howbery Park, which includes the previously developed parts of the site, the greenfield areas as well as the floodplain. Within the floodplain a new exemplar landmark building is proposed which would be designed to showcase the latest means of flood engineering and flood risk design.

Crowmarsh Neighbourhood Plan (Submission Version)

We acknowledge a key aim of the neighbourhood plan is to increase employment opportunities within the parish, and this includes the provision of new employment land at Howbery Park. We are pleased to see Howbery Park is a focus for new employment opportunities and commercial growth within the locality and therefore fully support the neighbourhood plan in this regard. More specifically neighbourhood plan policy CRP3 states 0.28ha of employment land will be allocated to Howbery Park for commercial, business and service use (within the new E class).

Whilst we support the aims of policy CRP3 within the neighbourhood plan we consider the total quantum of employment land at just 0.28ha is inadequate and will preclude the comprehensive redevelopment of Howbery Park in line with the vision document. Unless this figure is increased to include the whole of Howbery Park we consider there is a risk that our client's vision for the site will not be fully realised.

Therefore, unless the vision document is fully worked up into a framework document for the whole of Howbery Park within the planning application, then we risk piecemeal development at the site. We consider piecemeal development would be detrimental to Howbery Park's long-term future and its wider historic and landscape setting.

Way Forward

We note policy CRP3 within the Crowmarsh Neighbourhood Plan Pre-Submission Version identified a requirement for 2.2ha employment land within Crowmarsh Gifford. Since then, however this figure has been reduced to 0.28ha within the submission version to align the plan with policy EMP1 of the adopted SODC Local Plan. Despite this, and for the reasons set out above in terms of aligning the policy to the vision, we would like this figure increased to cover the whole of Howbery Park.

If this cannot be changed for conformity reasons, then we would like policy CRP3 reworded to stress that the 0.28ha is the minimum site area that should come forward for new employment use at Howbery Park. This rewording should ensure that support will be given to Class E development proposals across the wider Howbery Park site as per figure 1 below (blue line only).

We fully support a requirement to demonstrate within the planning application conformity with the six requirements within policy CRP3 (listed a-f), herein listed as: a net gain in biodiversity; enhancement to the heritage asset; no surface water or flood risk impact; compatible employment uses; appropriate scale/massing and no transport impact.

Finally, we would also like to see references within policy CRP3 and its supporting text to our client’s plans at Howbery Park, as well as the emerging vision document and planning submission.

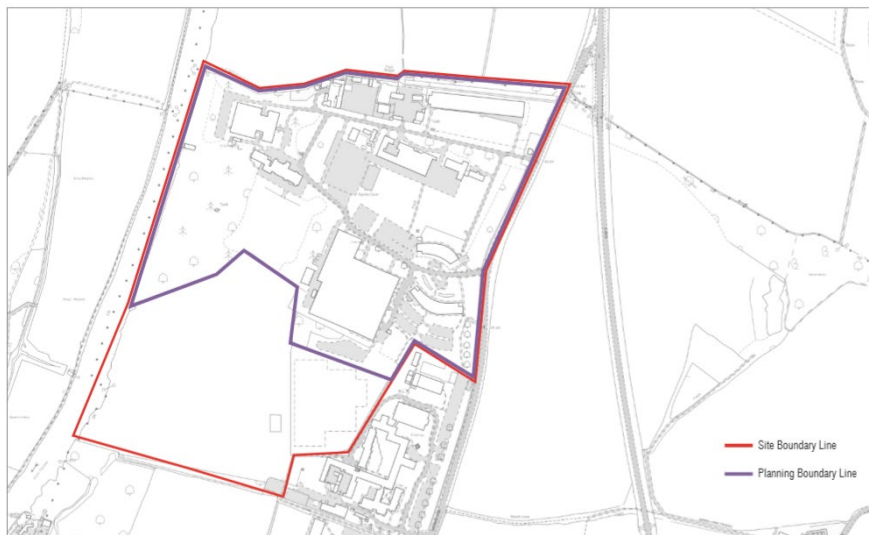


Figure 1: Redevelopment Area identified at Howbery Park

If you would like to discuss the content of this letter in further detail we are very happy to arrange a virtual meeting. In the meantime if you have further questions please do not hesitate to get in contact.

Kind regards



Arron Twamley
Consultant Planner

CC HR Wallingford

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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