

WOODCOTE NEIGHBOURHOOD PLAN 2013 - 2035

Examiner's Clarification Response

Introduction

Woodcote Parish Council has updated its current made neighbourhood plan to maintain alignment with the recently adopted South Oxfordshire Local Plan. This updated neighbourhood Plan has been submitted for Examination.

On 03 March 2022 the Examiner requested clarification on some areas and provided the opportunity for the Parish Council to comment on the representations received and the recommendations and proposed revisions therein. This document is the Parish Council's response to the Examiner's Clarification Note.

Structure

This response addresses the Examiner's requests for clarification in two sections:

Section 1. Points for Clarification

- 1.1 Policy EV1
- 1.2 Policy E5/E6
- 1.3 Policy H1
- 1.4 Policy H4
- 1.5 Policy H7
- 1.6 Policy H8
- 1.7 Section 12

Section 2. Representations

- 2.1 Chilterns Conservation Board
- 2.2 South Oxfordshire District Council
- 2.3 Lone Star Land
- 2.4 Oxfordshire County Council
- 2.5 T. A. Fisher
- 2.6 Woodcote Properties

Two appendices are attached:

- Appendix A** Summary of accepted changes to policies and supporting text
- Appendix B** Amended Policies

Section 1. Points for Clarification

1.1 Policy E1

1.1.1 Examiner's Comment/Request

As I read this policy it is more of a process matter than a policy.

Please could the Parish Council explain the basis on which it crafted the policy?

Might it be better used as supporting text for the housing sites identified in Section 12 of the Plan?

1.1.2 Clarification

This is a policy carried forward from the current Neighbourhood Plan with updates.

Green space and landscaping is important for three reasons:

- i. all development will be in the AONB and thus screening to maintain the quality of the landscape should always be a requirement;
- ii. within the developed area it maintains the amenity and 'look and feel' of the village; and
- iii. it contributes towards the provision of wildlife habitat.

Whilst the policy could be replaced by supporting text to the allocated development sites it would then not apply to other planning applications of which there is a steady stream in the village.

1.2 Policy E5/E6

1.2.1 Examiner's Comment/Request

The Plan addresses these matters in a comprehensive way.

Appendix E helpfully shows photographs of the proposed Protected Views

Appendix F helpfully shows photographs on the proposed Local Green Spaces

1.2.2 Clarification

The Parish Council note the comment from the Examiner.

1.3 Policy H1

1.3.1 Examiner's Comment/Request

It is appropriate that the Parish Council has properly considered the landscape implications of additional development in the neighbourhood area to meet the local requirements as now captured in the Local Plan. In addition, the Plan takes proper account of the importance of the surrounding AONB.

Nevertheless, was this important matter not already discussed at the Local Plan examination and where the Planning Inspector and the District Council came to a different view about the capacity of Woodcote to accommodate additional growth?

Has the Parish Council undertaken a Landscape and Visual Impact Assessment of the type which takes account of the supporting at paragraph 4.28 of the adopted Local Plan?

1.3.2 Clarification

The Parish Council spoke at the on-line hearings for the examination of the Local Plan and questioned, as did the Chilterns Conservation Board, the appropriateness of a blanket allocation of 15% to villages in the AONB. The Planning Inspector accepted the point, noting that paragraph 4.28 of the draft Local Plan also recognised this issue. He, therefore, concluded that, with the constraints acknowledged in paragraph 4.28, the Local Plan gave sufficient recognition, along with policy ENV1 of the Local Plan (Landscape and Countryside) of the NPPF requirement to 'conserve and protect the AONB.

The Parish Council, in accordance with paragraph 4.28 and following a meeting with, and instruction from (confirmed by e-mail on 28th October 2020) the District Council, then produced the Landscape and Visual Impact Assessment of all potential sites. This LVIA was

then tested by a Chartered Member of the Landscape Institute before completion and inclusion in the evidence base.

The methodology employed was compliant with the Guidance on Landscape and Visual Impact Assessment version 3 (GLVIA3) and was the same as that used to assess the sites for the Goring Neighbourhood Plan which was accepted the District Council.

1.4 Policy H4 (Allocation of Affordable Housing)

1.4.1 Examiner's Comment/Request

As I read the policy it is a process rather than a policy matter and could be seen as supporting text for Policy H3.

On what basis did the Parish Council consider that it was important to include the policy in the Plan?

In any event is it a land-use policy?

1.4.2 Clarification

The Parish Council agree that this is not a land use policy and that it could be replaced by supporting text to policy H3 (Affordable Housing).

This policy was carried forward from the current Neighbourhood Plan and was included as a response to consultation responses in which residents constantly raise the difficulty for many people, especially their children who have grown up in the village, of being able to afford houses in Woodcote.

In 2017 the Parish Council conducted an all-village survey. When asked *Do you agree with the Neighbourhood Plan consultations in 2012 and 2013 that favoured people with a strong local connection be given high preference for new homes?* 1094 respondents agreed, 194 disagreed and 84 didn't know.

1.5 Policy H7 (Size of Homes)

1.5.1 Examiner's Comment/Request

I see the justification for the policy.

However, on what basis did the Parish Council select the nine homes threshold?

1.5.2 Clarification

The threshold of 9 is chosen because it is not really feasible to apply percentages to lower numbers of houses and reduces the likelihood of a smaller development becoming unviable.

1.6 Policy H8 (Scale of New Development)

1.6.1 Examiner's Comment/Request

I understand the approach taken by the Parish Council towards the size of housing sites.

However, on what basis did it select 30 homes as the maximum size?

1.6.2 Clarification

In consultations conducted between 2011 and 2020, residents have consistently expressed a strong preference for smaller developments. Consultations for the current, made, Woodcote Neighbourhood Plan found:

- i. 84% strongly opposed to the statement '*I would prefer to see development on one large greenfield site*'. Only 2% were strongly in favour.
- ii. 72% were strongly opposed or more against than in favour of the statement '*I would prefer to see development limited to 2 or 3 large sites with 20 to 25 houses*'.
- iii. 83% were either strongly in favour (54%) or more in favour than against (29%) of the statement '*I would prefer to limit development to small sites with a maximum of 10 houses*'.

Accordingly, and cognisant of the need to obtain a majority at the referendum, the Parish Council decided upon a maximum size of 25 new homes for each site. Supporting this was the probability that the impact of smaller sites on the landscape would be easier to mitigate as all would, of necessity, extend the developed area into greenfield sites in the AONB.

In 2017 the Parish Council re-tested the community view in an all-village survey. When asked: *Do you agree with the Neighbourhood Plan consultations in 2012 and 2013 that favoured:*

- *new housing sites to be for about 10 homes and strongly opposed development on larger sites with more than 25 homes?* 1103 respondents agreed, 176 disagreed and 93 didn't know;

The current, made, Woodcote Neighbourhood Plan established a nominal limit of 24 houses per site. As the consultations for the updated Woodcote Neighbourhood Plan show the community continues to support this limit but both to provide more homes on suitable sites and make efficient use of the suitable land the Parish Council increased the limit to 30 despite the risk of rejection at the referendum.

1.7 Section 12

1.7.1 Examiner's Comment/Request

Within the broader context of my question in relation to Policy H1 above, this part of the Plan is well-written.

Policies HS1-5 and HS6-9 respectively sets out a very robust approach towards the standards expected for the development of the sites already allocated in the 'made' Plan and those being proposed in the review of the Plan. This approach will do much to achieve both sustainable development and high-quality development of the various sites.

1.7.2 Clarification

The Parish Council note the comment from the Examiner.

Section 2. Representations

2.1 Chilterns Conservation Board

Woodcote Parish Council welcome the comments of the Chilterns Conservation Board and accept the following recommendations:

i. Policy E4: Settlement Boundary

The replacement of the text in the draft WNP with the following

*The Settlement Boundary is shown in Fig 9.i. Proposals for infill development or redevelopment within the boundary will be supported, provided that they accord with the design and development management policies of the Local Plan and other policies of the Neighbourhood Plan. Proposals for development outside the boundary will only be supported if they are appropriate to a countryside location **and therefore conserve and enhance the special qualities of the Chilterns AONB.***

ii. Policy E6: Important Views

The replacement of the text in the draft update to the Woodcote Neighbourhood Plan with the following

Policy E6: Important Views

*The views identified in Table 9.ii and map 9.iv are considered important as valued local views within the AONB. New development should not intrude upon valued local views in and out of the settlement area of the Parish and proposals for development that might impact on such views must identify the impact and demonstrate how the quality of the landscape will be preserved, **conserved and enhanced.***

iii. Policy HS6: Site WNP2-02

Policy HS7: Site WNP2-03

The replacement of sub-paragraph e in each of these policies of the draft update to the Woodcote Neighbourhood Plan with the following:

- e. *The yellow shaded area to the rear of the housing will be retained as green space and, because of the location on the edge of the settlement and intervisibility from the wider AONB, **we recommend mitigation planting with native trees and that any application be accompanied and shaped by a proportionate site-specific landscape and visual impact assessment.***

iv. Policy HS9: Site WNP2-30

The replacement of the paragraph f in this policy of the draft update to the Woodcote Neighbourhood Plan with the following:

- f. *the existing hedge across the middle of the site will be relocated to the rear of the site into the area shaded yellow and edged in black. **Because of the location on the edge of the settlement and visibility from the wider AONB, additional native trees should be planted in the hedge to screen the site from views across the open fields.***

The Parish Council note the Conservation Board's opinion that:

- i. the Local Plan Inspector was alert to the sensitivities of the AONB and its need for its protection, citing CROW section 85 and placing great reliance on Local Plan policy ENV1;
- ii. the tension in the Local Plan between the arithmetic target in Local Plan policy H4 and the policy protections in H4 must always be resolved in favour of the AONB, especially the AONBs special qualities, as identified in the AONB Management Plan 2019-2024. In planning law, they collectively carry much greater weight than H4's stated targets as Development Plan policy alone;
- iii. The discharge of H4 against ENV1 is not a matter of mere balance. The AONB duties in law, policy and in the 2019-2024 Management Plan must carry greater weight in their delivery of the necessary conservation and enhancement of the special qualities of the AONB; and
- iv. the 115 figure is not a target, nor can it be, because the AONB duties must be addressed first and foremost.

2.3 South Oxfordshire District Council

In the tables below the Reference is the number assigned to their comment by the District Council.

Reference	1	Neighbourhood Plan Location: Page 2 - Section 1.4
SODC Comment/Suggestion		SODC note that Paragraph 4.28 of the Local Plan acknowledges the constraints of villages located in an AONB and that in these villages a 15% growth may not be fully achievable.
Woodcote Parish Council Response		Paragraph 4.28 of the Local Plan states that ' <i>Where Neighbourhood Development Plans are considering sites within an AONB or sites that form part of the setting of an AONB, a Landscape and Visual Impact Assessment should be undertaken</i> '. The Parish Council has, as required, complied with that requirement by providing a professionally certified LVIA.

Reference	1	Neighbourhood Plan Location: Page 2 – Section 1.4
SODC Comment/Suggestion		SODC suggested that the information should be reformatted into a Landscape Sensitivity Study and that cumulative impact should also be considered.
Woodcote Parish Council Response		Paragraph 4.28 required an LVIA and makes no mention of a Landscape Sensitivity Study. The Parish Council do not understand how reformatting will change the substance of the evidence.

Reference	1	Neighbourhood Plan Location: Page 2 -Section 1.4
SODC Comment/Suggestion		SODC recommended considering whether a smaller number of slightly larger sites would have less impact than multiple small sites which have less scope for public open space and play facilities, potentially providing fewer benefits.
Woodcote Parish Council Response		The Parish Council have weighed any potential advantage against the wishes of the community (who need to support the plan in a referendum) and the impact on the AONB noting that all sites, which can only extend the developed area into the AONB, must both meet the NPPF requirement to 'conserve and enhance the AONB' and the requirement of the Local Plan policy ENV1 which reflects the importance attached by the Local Plan to the landscape and (paragraph 7.2) the ' <i>strategic environmental assets including the North Wessex Downs and the Chilterns AONB...</i> ' and decided that the set of sites allocated best meets the range of requirements.

Reference	1	Neighbourhood Plan Location: Page 2 -Section 1.4
SODC Comment/Suggestion		SODC note that the council's landscape specialist questions the LVIA methodology used
Woodcote Parish Council Response		The Parish Council notes: <ul style="list-style-type: none"> i. the opinion of the Council's Landscape Officer but is unable to resolve what appears to be a disagreement amongst professionals; and ii. that the same methodology was accepted by the District Council in support of the Goring Neighbourhood Plan.

Reference	2	Neighbourhood Plan Location: Page 7 - Planning Policies
SODC Comment/Suggestion		SODC recommend changing the Neighbourhood Plan paragraph <i>'The NPPF and the new Local Plan are strongly committed to conserving the nationally designated landscape of the AONB. In particular, the NPPF recognises the need for major development within an AONB to be justified by a local need that cannot be met elsewhere'</i> to read: <i>'In particular, the NPPF recognises the need for major development within the AONB to be refused other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest.'</i>
Woodcote Parish Council Response		Woodcote Parish Council accept this recommendation subject to the addition of the words <i>'and the need cannot be met outside the designated area'</i> .

Reference	4	Neighbourhood Plan Location: Page 16 - Policy C1: Assets of Community Value
SODC Comment/Suggestion		SODC suggest that, as drafted, Policy C1 does not have regard to viability and other considerations addressed in Local Plan strategic policy CF1 and recommend the words <i>'... in accordance with development plan policies.'</i> Be inserted after the words <i>'will be strongly resisted'</i> in policy C1
Woodcote Parish Council Response		Woodcote Parish Council accept this recommendation

Reference	5	Neighbourhood Plan Location: Page 17 - Policy C3: Communications Infrastructure (Retained Policy)
SODC Comment/Suggestion		SODC recommend that this element of the policy is amended to state: <i>'New residential development should provide for suitable ducting to enable more than one service provider to provide a fibre connection to individual properties from connection chambers located on the public highway, or some alternative connection point available to different service providers.'</i>
Woodcote Parish Council Response		Woodcote Parish Council accept this recommendation

Reference	None	Neighbourhood Plan Location: Page 21 - Policy T1: Traffic Congestion (Retained Policy)
SODC Comment/Suggestion		SODC suggest that the Neighbourhood Plan policy T1 sets too low threshold on proposals which increase the number of access points, or which would involve an increase in traffic generation and recommend that to ensure the policy is proportionate and meets the basic conditions the following wording is used: <i>'Proposals which generate significant amounts of movement should provide a travel plan, and the application should be supported by a transport statement or transport assessment. Proposals which have an unacceptable impact on highway safety, or where the residual cumulative impact on the road network would be severe will not be supported. Particular regard should be had to the following areas:'</i>
Woodcote Parish Council Response		Woodcote Parish Council accept the suggestion that the policy be amended to read: <i>Proposals which generate significant amounts of movement should provide a travel plan, and the application should be supported by a transport statement or</i>

	<p><i>transport assessment. Proposals which have an unacceptable impact on highway safety, or where the residual cumulative impact on the road network would be severe will not be supported. Particular regard should be had to the following areas:</i></p> <p>(a) <i>that section of Reading Road between the War Memorial crossroads and its junction with Greenmore;</i></p> <p>(b) <i>the War Memorial crossroads where Reading Road meets Oxford Road, South Stoke Road and Goring Road; and</i></p> <p>(c) <i>within a circumference of 200 metres of the crossroads where Beech Lane and Bridle Path meet Goring Road.</i></p>
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Reference	6	Neighbourhood Plan Location: Page 21 - Policy T5: Traffic Calming along Goring Road (Retained Policy)
SODC Comment/Suggestion		SODC recommend that the words ' <i>where appropriate</i> ', be inserted at the start of policy T5 to comply with the Community Infrastructure Levy tests set out in paragraph 57 of the NPPF because not all development which will directly access onto the Goring Road will meet the above-mentioned tests.
Woodcote Parish Council Response		<p>Woodcote Parish Council understand this comment but note:</p> <p>i. the speed and volume of traffic on the Goring Road which is a 'rat run' linking the M4 to the M40; and</p> <p>ii. the concern consistently expressed during consultations and at other times by residents of the village concerned about road safety.</p> <p>Woodcote Parish Council suggest the following revision <i>Proposals for development of 10 or more new homes which will directly access onto the Goring Road will be required to make provision for, and contribute to, appropriate traffic calming measures at either end of the Goring Road or in the near vicinity of the development.</i></p> <p>The number 10 is selected to reflect SODC's categorisation of 10 or more new homes as 'major' when considering planning applications.</p>

Reference	7	Neighbourhood Plan Location: Page 22 - Policy T7: Residential Car Parking Spaces
SODC Comment/Suggestion		SODC repeat their concern that this policy (T7) creates difficulties for the Development Management team and can lead to a lot of hardstanding and less space on site for landscaping, creating a harsh urban environment. SODC also observe that some other local Neighbourhood Plans have been unsuccessful in trying to introduce parking standards
Woodcote Parish Council Response		<p>Woodcote Parish Council note the comment but do not wish to revise this policy (T7) The roads in the village are frequently reduced to a single lane by parking adding to congestion, air pollution and road hazard.</p> <p>Policy T7 is included to ensure that new development provides adequate parking in a village where services are limited and a private car is the only way to obtain essential services. This is reflected in the very high level of car ownership of some 2 – 2.5 cars/ home.</p>

Reference	8	Neighbourhood Plan Location: Page 23 - Policy EM1: Heavy Goods Traffic (Retained Policy)
SODC Comment/Suggestion		SODC suggest that this policy's requirement for a Transport Statement requires clarification to strengthen the alignment with paragraphs 111 and 113 of the NPPF and recommend that the EM1 policy words <i>'must demonstrate with the assistance of a Transport Statement that the proposal will not have an unacceptable traffic impact within the village'</i> be replaced by <i>'will be supported where they do not have an unacceptable impact on highway safety, or would not result in a severe residual cumulative impact on the road network. All development proposals generating significant amounts of movement will require Travel Plans and should be supported by a transport statement or transport assessment.'</i>
Woodcote Parish Council Response		Woodcote Parish Council accept this recommendation.

Reference	9	Neighbourhood Plan Location: Page 24- Policy E1: Green Space and Landscaping
SODC Comment/Suggestion		For clarity, SODC recommend 'shall' is replaced with 'should'.
Woodcote Parish Council Response		Woodcote Parish Council accept this recommendation.

Reference	10	Neighbourhood Plan Location: Page 25 - Policy E3: Biodiversity and Wildlife Support
SODC Comment/Suggestion		SODC note the alignment of this policy with the requirements of the upcoming Environment Act and the relevant strategic policies in the Local Plan. To aid clarity SODC recommend the wording of part b of Policy E3 is amended to read <i>'retaining existing nesting and roosting opportunities where possible and providing nesting features and boxes for bats and birds, suited to, but not exclusively for swifts, swallows and house martins on each new dwelling or building as an integral part of their design;'</i>
Woodcote Parish Council Response		Woodcote Parish Council accept this recommendation

Reference	11	Neighbourhood Plan Location: Page 26 - Policy E4: Settlement Boundary
SODC Comment/Suggestion		SODC recommend that policy E4 be amended to read <i>The Settlement Boundary is shown in Fig 9.i. Proposals for residential development within the boundary will be supported, provided that they accord with the design and development management policies of the Local Plan and other policies of the Neighbourhood Plan. Proposals for development outside the boundary will only be supported if they are appropriate to a countryside location in the Chilterns AONB.</i>
Woodcote Parish Council Response		Woodcote Parish Council accept this recommendation noting that the Chilterns Conservation Board also recommended an amendment to this policy. The combined amended policy is listed in Appendix A.

Reference	12	Neighbourhood Plan Location: Page 31 - Policy E6: Important Views
SODC		SODC recommend that to bring the clarity to policy E6 required by the NPPF,

Comment/Suggestion	the following replacement wording should be used: <i>'Development proposals should preserve, or where practicable enhance, the local character of the landscape in general and should take account of the important views as identified on figure 9.iv and as listed in table 9.ii in particular. Development proposals which would have an unacceptable impact on the local character of the landscape and/or on an identified important view will not be supported.'</i>
Woodcote Parish Council Response	Woodcote Parish Council accept this recommendation noting that the Chilterns Conservation Board also recommended an amendment to this policy. The combined amended policy is listed in Appendix A.

Reference	13	Neighbourhood Plan Location: Page 32 - Policy E7: Solar Energy Arrays
SODC Comment/Suggestion		To bring the clarity required by the NPPF, we recommend <i>'in principle'</i> is deleted.
Woodcote Parish Council Response		Woodcote Parish Council accept this recommendation

Reference	14	Neighbourhood Plan Location: Page 34/35 - The Number of New Homes/ Policy H1: Number of New Homes and Appendix D
SODC Comment/Suggestion		SODC object to the number of new homes allocated in the updated Neighbourhood Plan because the number differs from that allocated to the village in Local Plan policy H4 – a strategic policy. While noting that paragraph 4.28 of the Local Plan acknowledges that some villages are constrained by factors that include AONBs and that, in such cases a Landscape and Visual Impact Assessment should be undertaken.
Woodcote Parish Council Response		<p>This objection from SODC is repeated from their Regulation 14 submission and the Parish Council provided a comprehensive response in the Consultation Document accompanying the draft updated Neighbourhood Plan explaining that plan's allocations. In so doing the Parish Council noted:</p> <ul style="list-style-type: none"> i. the District Council's apparent disregard of national policies with respect to development in AONBs; and ii. the District Council's promotion of strategic policy H4 over other relevant strategic policies, notably policy ENV1. <p>The Parish Council was faced with the need to strike an appropriate balance between these two strategic policies and considered the following to determine the allocation:</p> <ul style="list-style-type: none"> i. the conclusions of a professionally certified Landscape and Visual Impact Assessment; ii. the consultation submissions of the Chilterns AONB Conservation Board given Local Plan policy ENV1's establishment of the AONB Management Plan as a material consideration in decision making. iii. the lack of any threat to the delivery of the number of new homes in the Local Plan given the contingency, as advised by Mr Mark Stone, Chief Executive of the District Council, of some 4-5,000 homes; iv. the lack of creation of any precedent that might undermine the Local Plan given Woodcote's unique location in the AONB; and v. the Sandford Principle which, although applicable to National Parks is being mooted as being more widely applicable in the Government's response to the Glover <i>Landscape Review</i> (which, among other recommendations includes the designation of the Chilterns AONB as a

		National Park.										
Reference	15	Neighbourhood Plan Location: Page 35 - Policy H2: Tenancy Mix										
SODC Comment/Suggestion		<p>SODC observe that the expected tenancy mix in Local Plan policy H9 provides greater detail than Neighbourhood Plan policy H2 and recommend that the policy is amended to reflect the tenancy requirements in the Local Plan as amended by the Written Ministerial Statement. SODC suggest <i>'Taking into account the requirements for affordable housing set out in the Local Plan Policy H9, as well as the requirement that at least 25% of all affordable housing units delivered should be First Homes, the affordable housing tenure sought should be in accordance with the table below:</i></p> <table border="1"> <tr> <td>Tenure</td> <td>South Oxfordshire</td> </tr> <tr> <td>First Homes</td> <td>25%</td> </tr> <tr> <td>Social Rent</td> <td>35%</td> </tr> <tr> <td>Affordable Rent</td> <td>25%</td> </tr> <tr> <td>Other routes to affordable home ownership</td> <td>15%</td> </tr> </table>	Tenure	South Oxfordshire	First Homes	25%	Social Rent	35%	Affordable Rent	25%	Other routes to affordable home ownership	15%
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Other routes to affordable home ownership	15%											
Woodcote Parish Council Response		Woodcote Parish Council accept this recommendation .										
Reference	16	Neighbourhood Plan Location: Page 35 – Supporting text										
SODC Comment/Suggestion		SODC note that this Neighbourhood Plan policy uses the word 'local' when development is subject to meeting the needs of the district as a whole. The Housing Allocations Policy has a 20% requirement of allocation to people with a strong local connection to the parish. It's therefore recommended that this section is revised to reflect this and the district council Housing Allocations policy (available here).										
Woodcote Parish Council Response		A measure of local preference is included in the current, made, Neighbourhood Plan in response to a strong desire in the community for those with strong local connections to be able to find a home in the village. The retention of a limited measure of local preference reflects the continuing community wish, as confirmed in repeated consultations, for this.										
Reference	17	Neighbourhood Plan Location: Page 36 - Policy H4: Allocation of Affordable Housing										
SODC Comment/Suggestion		SODC note that <i>'number of plans try to achieve similar local connection policies unsuccessfully'</i> .										
Woodcote Parish Council Response		<p>In his request for clarification the Examiner stated <i>'As I read the policy it is a process rather than a policy matter and could be seen as supporting text for Policy H3'</i> and questioned whether this was a land use policy.</p> <p>The Parish agree that this is not a land use policy and that it could be replaced by supporting text to policy H3 (Affordable Housing).</p>										
Reference	18	Neighbourhood Plan Location: Page 37 - Policy H7: Size of Homes										
SODC Comment/Suggestion		<p>SODC suggest that this policy be modified as follows:</p> <p><i>'Development proposals that deliver smaller dwellings will be supported. The following mix will be encouraged on developments of 9 or more new homes,</i></p>										

	<p><i>unless viability or other material considerations show a robust justification for a different mix:</i></p> <ul style="list-style-type: none"> ▪ <i>Up to 10% should have 1 bedroom;</i> ▪ <i>Up to 25% should have 2 bedrooms;</i> ▪ <i>At least 50% should have 3 bedrooms; and</i> ▪ <i>No more than 15% should have 4 or more bedrooms.'</i>
Woodcote Parish Council Response	Woodcote Parish Council accept this recommendation

Reference	19	Neighbourhood Plan Location: Page 37 - Policy H8: Scale of New Development
SODC Comment/Suggestion	SODC suggest that this policy be deleted to avoid unnecessary duplication arising from the scale of development on allocated sites being guided by specific policies covering each site allocation.	
Woodcote Parish Council Response	Woodcote Parish Council do not accept this recommendation because, as explained, in response to the Examiner's Points for Clarification (paragraph 1.6.2 of this document) residents have consistently expressed a strong preference for smaller developments and, furthermore, sites greater than 30 could be considered 'major development in an AONB and thus not be deliverable without a demonstration of exceptional circumstances.	

Reference	20	Neighbourhood Plan Location: Page 38 - Policy H9: Infill Housing in the AONB
SODC Comment/Suggestion	<p>Criteria a. - Policy H16 is a strategic policy in the Local Plan and sets out:</p> <p><i>'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.'</i></p> <p>We recommend that the policy wording in H9 is amended to align with the definition in Policy H16. Consistency is important as the opening of the policy states '<i>... meeting all relevant requirements set out in other policies in this plan and the Local Plan ...</i>'. Part a. of the policy could be amended as follows:</p> <p><i>'fills a small gap in an otherwise continuous built-up frontage or on other sites within the settlement boundary where the site is closely surrounded by buildings.'</i></p> <p>Criteria f. - The NPPF and NPPG sets out that plans should be positively worded, and policies should be drafted with sufficient clarity. As worded, this criterion is not positively worded. To bring the clarity required by the NPPG we recommend it is reworded as follows:</p> <p><i>'is considered backland development compliant with policy H10.'</i></p> <p>Criteria g. - As there are other policies in the Neighbourhood Plan which deal with housing mix, to avoid unnecessary duplication we recommend that this criterion is deleted.</p>	
Woodcote Parish	Woodcote Parish Council accept the suggested rewording of sub-paragraph	

Council Response	<p>(a) of policy H9.</p> <p>Woodcote Parish Council do not accept the suggested revision to sub-paragraph (f) of policy H9. For infill development to be acceptable it must meet all the criteria, therefore, the suggested amendment would mean that only backland infill development would be supported. The Parish Council propose the following amendment to sub-paragraph (f):</p> <p><i>“f. is compliant with policy H10 if considered to be backland development”</i></p> <p>Woodcote Parish Council do not accept the recommendation to delete sub-paragraph (g) of policy H9 because the other policies mentioned by SODC only apply to developments of 9 or more.</p>
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Reference	21	Neighbourhood Plan Location: Page 39- Policy H10: Backland and Infill Development in the AONB
SODC Comment/Suggestion		Regarding criterion c., it is very likely that any development in a residential garden would result in the loss of some wildlife habitat. Policy E3 in the Neighbourhood Plan review covers biodiversity net gain, and this should be sufficient to ensure there is no overall loss in biodiversity. We therefore recommend that criterion c. is deleted.
Woodcote Parish Council Response		Woodcote Parish Council do not accept this recommendation. The Parish Council notes the NPPF requirement (paragraph 71) that ‘Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area’ and wish to ensure that the loss of habitat in the local area is not offset by improvements outside the local area. The Parish Council propose the following amendment to criterion c:
		<i>“c. does not result in significant loss of wildlife habitat in a residential garden”</i>

Reference	22	Neighbourhood Plan Location: Page 40 - Supporting text - 'Design and Access Statements'
SODC Comment/Suggestion		SODC suggest that the requirement for all proposals for new development to be accompanied by a design and access statement be modified with the addition of <i>'where appropriate'</i> is added at the start of the first sentence.
Woodcote Parish Council Response		Woodcote Parish Council accept this recommendation

Reference	23	Neighbourhood Plan Location: Page 41 - Policy D3: Secured by Design
SODC Comment/Suggestion		SODC recommend <i>'should'</i> is replaced with <i>'will be encouraged to'</i> because the principles of 'Secured by Design' have not been examined to form part of the development plan.
Woodcote Parish Council Response		Woodcote Parish Council accept this recommendation

Reference	24	Neighbourhood Plan Location: Page 41 - Policy D4: Renewable Energy
SODC Comment/Suggestion		SODC support the ambition of this policy but suggest that, as presented, the policy is neither positive nor not deliverable noting that policy DES10 in the

	Local Plan provides the flexibility for applicants to identify the most effective way to meet the carbon reduction requirements. SODC recommend that <i>'should'</i> is replaced with <i>'will be encouraged to'</i> in the first sentence.
Woodcote Parish Council Response	<p>Woodcote Parish Council applaud the District Council's move to strengthen sustainability but seek Neighbourhood Plan policies that ensure that all new buildings install, unless there is a very robust reason not so to do, solar energy capture when the new building is being constructed and when it is most economical noting that as the prices of solar panels continue to fall dramatically it is the installation costs that now dominate.</p> <p>The community mood has turned very strongly towards sustainability recognising the existential threat of CO₂ driven climate change.</p> <p>In the all-village survey guiding the updates to the Neighbourhood Plan:</p> <ul style="list-style-type: none"> ▪ 778 said Yes against 104 replying No when asked if they agreed that all buildings in Woodcote should have solar powered electricity generation? ▪ 756 said Yes against 117 saying No to solar water heating panels. <p>When considering this response, it should be noted that this was before the substantial increases in electricity and gas prices.</p>

Reference	25	Neighbourhood Plan Location: Page 42 - Policy D6: Sustainable Transport
SODC Comment/Suggestion		<p>SODC object to this Neighbourhood Plan policy because of an absence of supporting evidence and note the upcoming changes to the Building Regulations requiring EV charging points which are likely to make this policy superfluous.</p> <p>SODC note that a policy on how and where to provide the charging points may still have value and recommend that text similar to that below be considered</p> <p><i>'New residential development should be designed to enable charging of plug-in and other ultra-low emission vehicles (including both cars and cycles) in safe, accessible and convenient locations.'</i></p>
Woodcote Parish Council Response		<p>Woodcote Parish Council is aware of the upcoming changes to Building Regulations but include this policy in response to:</p> <ol style="list-style-type: none"> i. the clearly expressed concerns of the community with regard to CO₂ emissions; and ii. the considerable economies obtained from the installation of EV charging points during construction. <p>The Parish Council also notes and is keen to:</p> <ol style="list-style-type: none"> i. support the District Council's declaration of a climate emergency; and ii. take advantage of the opportunity that the County Council sees for Neighbourhood Plans to promote the provision of EV charging points. <p>Climate change poses an existential crisis. The Parish Council include this policy to encourage Woodcote residents to use electric vehicles and thus, in a community heavily dependent on personal transport, contribute to national and local government measures to achieve carbon neutrality.</p>

Reference	26	Neighbourhood Plan Location: Page 43- Policy HS1: Site Allocation
SODC Comment/Suggestion		Site WNP1-18 is noted as 'development complete' in table 12.i. If development is complete it no longer needs to be an allocation and should be removed from table 12.i. The supporting text can be used to explain why WNP1-18 is not shown in the table.
Woodcote Parish Council Response		Woodcote Parish Council accept this recommendation. The statement of 'development complete' was included to demonstrate the deliverability status of the current made Neighbourhood Plan

Reference	27	Neighbourhood Plan Location: Page Site Allocations - General Comment
SODC Comment/Suggestion		SODC question the housing density on the allocated sites noting that sites well related to towns by public transport should be capable of accommodating development at densities of more than 45 dph (net).
Woodcote Parish Council Response		The Local Plan requirement criterion for higher density is not met in Woodcote. The parish is, as evidence by the SODC Settlement Assessment, one of the poorest of the larger villages in respect of services and facilities. It is not well connected by public transport to any of the surrounding towns. The bus service to Reading and Wallingford is infrequent and unreliable. None of the surrounding towns or Goring, with the railway station and comparatively extensive services is accessible by foot nor, safely, bicycle. The Parish Council also notes; i. the village's location in the AONB and the importance, therefore of a gentle transition to the surrounding landscape and ensuring that new development, which in Woodcote can only be on the edge of the developed area, can be successfully mitigated; and ii. the importance attached to public open space and play facilities in new developments (District Council comments reference 1).

Reference	28	Neighbourhood Plan Location: Page 43/44 – Support text - 12.2 Delivery
SODC Comment/Suggestion		SODC recommend that section 12.2 is updated to outline the neighbourhood plan review's response to the requirements set out in strategic policies of the current development plan.
Woodcote Parish Council Response		Woodcote Parish Council understand this recommendation but note that this section merely establishes the extent of new housing development during the period of the current Local Plan. In so doing the section: i. demonstrates the credibility of the allocations in the made neighbourhood plan; ii. notes that, at least, 110 new homes have been built or received planning permission in the village since against the previous local plan (the Core Strategy) goal of 73; and iii. demonstrates the support of the Parish Council for appropriate development in the village.

Reference	29	Neighbourhood Plan Location: Page 59-Appendix A: Glossary
SODC Comment/Suggestion		SODC suggest that the definition of Affordable Housing be revised to read "Rented housing let by registered providers of affordable housing to households whose needs are not met by the market".
Woodcote Parish Council Response		Woodcote Parish Council accept this recommendation.

Reference	30	Neighbourhood Plan Location: Page 70 - Appendix D: The Number and Mix of New Homes
SODC Comment/Suggestion		SODC challenge the housing allocation in the updated Neighbourhood Plan on the basis that it does not meet the 115 allocated in the adopted Local Plan but note that in this case the provisions of Local Plan para 4.28 provide scope for a re- testing of the housing requirement figure based on capacity evidence.
Woodcote Parish Council Response		<p>The District Council has made this point before and Woodcote Parish Council has, as required by paragraph 4.28 (and instructed by officers of the District Council in a documented meeting in October 2020), provided as part of the evidence supporting the updated neighbourhood Plan, a professionally certified Landscape and Visual Impact Assessment.</p> <p>Woodcote Parish Council have identified the District Council’s omission of any reference to the NPPF and its own strategic policy ENV1 when challenging the site allocation in the update to the Woodcote Neighbourhood Plan.</p> <p>An expanded version of the Parish Council’s position can be found in response to comment 14 in this section or in the Consultation Report submitted with the update to the Woodcote Neighbourhood Plan.</p>

Landscape Officers Comments

Woodcote Parish Council note the comments of the Landscape Officer but have complied fully with the requirement of paragraph 4.28 of the Local Plan and the instruction given by planning officers at a meeting with them in October (confirmed by e-mail on 20 October 2020).

The Parish Council has provided a proportionate, professionally certified, Landscape and Visual Impact Assessment.

2.3 Lone Star Land

Woodcote Parish Council welcome the comments from Lone Star Land in respect of policies T1, EM1 , E2 , E4 , E6 , H1 , H6 , H7 , D4 , D6 , HS1 and ES2.

i. Policy T1: Traffic Congestion

Lone Star suggest that, in order to demonstrate that the WNP has had regard to National Policy, the text of policy T1 should be modified to include (in bold):

*.....or which would involve an increase in traffic generation will need to demonstrate, with a travel plan and transport statement, **that they do not have a residual cumulative severe impact on the road network**, or exacerbate conditions of parking stress...*

Woodcote Parish Council accept this recommendation noting that SODC also recommended an amendment to this policy. The combined amended policy is listed in Appendix A.

ii. Policy EM1: Heavy Goods Vehicle Traffic

Lone Star suggest that the wording of this policy does not reflect that set out in Paragraph 111 of the NPPF which states the development should only be prevented if the residual cumulative impact on the road network is severe and suggest that policy EM1 be amended to include the text (in bold):

.....must demonstrate with the assistance of a Transport Statement that the proposals will

*not have an unacceptable **impact on highway safety or a severe residual cumulative on the road network** within the village.*

Woodcote Parish Council accept this recommendation noting that SODC also recommended an amendment to this policy. The combined amended policy is listed in Appendix A.

iii. Policy E2: Historic Environment

Lone Star 'fully support' this policy but suggest that the wording needs to be modified to reflect National Policy with regard to the impact of development proposals on listed buildings and any future conservation areas because as set out Policy E2 does not allow for the situation where harm can be outweighed by public benefits. The suggested modification is to add a sentence after 'sense of place' "*Where a proposed development is identified as causing harm to the significance of a designated heritage asset or its setting, the level of harm should be weighed against the public benefits of the proposal.*"

Historic England were satisfied with this policy and thus, unless the Examiner thinks otherwise, Woodcote Parish Council propose not to accept this suggestion.

iv. Policy E4 Settlement Boundary

Lone Star support the establishment of a settlement boundary but suggests that the two employment sites at Church Farm, being physically linked to the built-up area of the village have mistakenly been excluded from within the boundary. They suggest that the settlement boundary in Figure 9.i is amended to include allocation WNP2-25 and the existing employment buildings at Church Farm.

Woodcote Parish Council do not wish to amend the proposed boundary as suggested. The employment buildings at Church Farm and on site WNP2-25 were excluded from the proposed boundary to prevent them being treated as brownfield sites and thus automatically considered suitable for residential development. The policy does not prevent development of the industrial sites as industrial sites.

vi. Policy H1: Number of New Homes

The Parish Council notes that Lone Star believe that the allocation of 53 homes does not mean that the WNP is allocating fewer homes than the strategic policies of the Local Plan but is implementing the flexibility in the Local Plan policy designed to take into account a fine-grained analysis of the impact of housing numbers on the landscape of the AONB.

However, the Parish Council does not agree that Policy H1 be rewritten as suggested ("Planning Permission will be granted for a minimum of **53 new** homes to be built...") because the Plan period is 2013 to 2035 during which time permission will be granted for a minimum of 129 new homes.

vii. Policy H6 Types of Homes

Lone Star support this policy but suggest that the threshold for the operation of this policy should be lowered as only two of the allocated sites exceed nine dwellings. To ensure that all allocated sites contribute to this policy they recommend the following rewording of the policy (changes identified in bold):

*Approximately two-thirds of new homes on development of **4 or more** should be terraced or semi-detached and one-third detached properties... unless viability or other material considerations **such as design, impact on the AONB or heritage considerations, justify a different mix.***

Woodcote Parish Council do not accept this suggestion and wish to retain the limit of 9. The Parish Council consider that a reduction to 4 would reduce the attractiveness to developers and thus the opportunity to add to the housing stock in the village.

viii. Policy H7 Size of Homes

Lone Star suggest that this policy also reflects the particular circumstances of development in AONBs and reduce the lower limit for application of the policy. To ensure that all sites contribute to this policy they recommend the following rewording of the policy (changes identified in bold):

*This policy directs that new development should favour smaller dwellings. Overall, up to 10% of new homes on developments of 4 or more new homes should have 1-bedroom, up to 25% should have 2 bedrooms, no more than 15% have 4 or more bedrooms and the balance, at least 50%, should have 3 bedrooms unless viability or other material considerations **such as design, impact on the AONB or heritage assets, justify a different mix. A flexible approach will be taken to the target percentages on development proposals for 4 to 9 homes, in line with the aim of ensuring more smaller homes as set out in the Housing Needs Assessment.***

Woodcote Parish Council do not accept this suggestion and wish to retain the limit of 9. The Parish Council consider that a reduction to 4 would reduce the attractiveness to developers and thus the opportunity to add to the housing stock in the village. Furthermore, a limit less than 9 makes the percentages all but meaningless.

ix. Policy D4 Renewable Energy

Lone Star regard the wording of this Policy as too prescriptive and suggest that the Woodcote Neighbourhood Plan policy D4 should reflect the trajectory in Local Plan Policy DES 10 and allow for a range of solutions to achieve this target, including energy use reduction, energy efficiency and renewable energy technologies

Woodcote Parish Council understand this suggestion but wish developments in the parish to move more quickly towards carbon neutrality in anticipation of such policies in the emerging joint South and Vale Local Plan – expected in 2024 and revised Building Regulations. Woodcote Parish Council welcomes all measures to reduce the carbon footprint of new building in the parish and suggest the following amended policy

Woodcote Parish Council note the rising costs of energy and the impact of CO₂ on the ability of the planet to sustain life and wish to retain this policy as written.

x. Policy D6 - Sustainable Transport

Lone Star support the policy requirement to provide for electric vehicle charging points but consider the requirement for two charging points unnecessary and not reflective of how electric vehicles are used.

Woodcote Parish Council note the observation that electric vehicles now have ranges of up to 200 miles but wish to retain this policy because:

- i. the policy removes an obstacle for a household to move to electric vehicles;
- ii. the objection ignores the economy of installing EV points when the building is constructed with post construction installation costs being at least 5 times the cost of installation during construction;
- iii. the objection fails to include hybrid vehicles which have a far smaller range on a single charge;
- iv. the objection fails to acknowledge that older electric vehicles have smaller ranges;

- v. there will be a need for domestic charging until a proper national charging infrastructure is in place that allows rapid, in-journey, charging; and
- vi. the objection overlooks the advantages of charging overnight, such as reduced costs/kilowatt hour, to balance the load on the national grid.

xi. Policy HS9 Land to the east of Church Farmhouse

Lone Star consider that the access solution should be determined in relation to highway safety and traffic flow considerations and justified by the Transport Assessment that would accompany the application.

Woodcote Parish Council understand the recommendation but wish to ensure that this stretch of the Reading Road which contains the school, the community centre, the village hall and the access to a number of small industrial buildings remains safe for all users, motorists and pedestrians. As such the parish Council is prepared to consider a reworded policy

Suggested changes to policy text (in bold): "c. **The most appropriate access solution(s) for the site and car park shall be determined by the Transport Assessment as well as the objective of achieving good design.**

Woodcote Parish Council consider that the policy proposal contains the only safe access option and do not wish to reword the policy. However, if a safer option is proposed during any planning application then the Parish Council would not object to that.

Lone Star suggest that, for clarity, the yellow area in Map 12.viii is relabelled as *Existing Native hedgerow replanted and enhanced*

Woodcote Parish Council do not accept this as it would not be consistent with the other site maps.

xii. Policy ES2 Church Farm (Employment)

Lone Star suggest that, for clarity, the yellow area in Map 12.xi is relabelled as *Native hedgerow planting*.

Woodcote Parish Council do not accept this as it would not be consistent with the other site maps.

2.4 Oxfordshire County Council

Oxfordshire County Council made representation in five areas: Strategic, Estates, Transport, Education and Archaeology. Sections 2.4.1 to 2.4.5 present the Parish Council's response.

2.4.1 Strategic Comments

2.4.1.1 Woodcote Primary School

The County Council repeat their reminder that the condition of school buildings is a delegated item and therefore the responsibility of the Governing Body and that it is the school governors who have responsibility for repairing the school, as part of their delegated responsibility.

Woodcote Parish Council accept this statement.

2.4.1.2 Policy HS8: Beechwood Court proposed allocation

The County Council note the proximity of the strategically important Highways salt depot to Beechwood Court which during winter months could potentially be operational 24 hours a day creating significant amounts of noise and traffic movements. The County Council 'strongly recommend' that additional wording, supplied by the County Council's Estates Team in section 2.4.2 below, be added to the updated neighbourhood Plan policy HS8.

2.4.2 Estates Comments

To protect the amenities of future occupants of Beechwood Court the County Council recommend that the policy be re-worded to state:

Site WNP2-09 is allocated for 14 dwellings, subject to the following site-specific requirements:

- a. the development will occupy the blue shaded area edged in black shown on Map 12.vii.*
- b. the existing offices will be converted into 1 or 2 bed flats.*
- c. vehicular access to the site will be from Long Toll.*
- d. mitigation measures to address amenity impacts (including acoustic, light spill and visual) will be provided as part of the application proposals to convert the offices in order to fully mitigate the effects of the operation of the adjacent Highways Depot"*

Woodcote Parish Council accept, and are grateful for, this suggestion.

2.4.3 Transport Comments

The County Council note the community's concern about pedestrian safety, speeding and parking and draw attention to the Council's promotion of 20mph speed limits as the standard in residential areas.

Woodcote Parish Council welcome this intention but note that, at this time, it is an unfunded statement of intent. Once details of the scheme and funding sources are identified then the Parish Council will work with the County Council to implement, where appropriate, 20 mph speed limits.

The County Council note the updated Neighbourhood Plan's comments (page 40) on the design of streets to accommodate on-street parking and suggest a reference to Oxfordshire County Council's new Street Design Guide.

Woodcote Parish Council accept this suggestion.

2.4.4 Education Comments

The County Council note that Langtree Academy is sometimes referred to as Langtree School

The Parish Council will correct this error.

2.4.5 Archaeology Comments

The Parish Council welcomes the acceptance of policy E2 for dealing with historic environment assets.

2.5 TA Fisher

The representation by T. A. Fisher, prepared by the planning consultants Pro-Vision, asserts that the Woodcote Neighbourhood Plan fails to meet the Basic Conditions and, as such, should be found unsound.

Pro Vision argue that as a strategic policy Local Plan policy H4 must be complied with if the Woodcote Neighbourhood Plan is to meet the Basic Conditions. Pro Vision assert that because the Inspector of the Local Plan determined that there was *'no reason why meeting the housing requirement should adversely affect the district's two AONBs largely because additional development anywhere within the plan area would still need to comply with strategic policy ENV1 which protects the AONBs, the landscape and the countryside'*.

Woodcote Parish Council acknowledge this finding but note that, in so determining, the Inspector considered that Local Plan policy H4 would not threaten the character of the AONBs because Policy ENV1 contains strong protection for the AONBs. The Inspector took the view that paragraph 4.28 of the Local Plan, which acknowledges that some villages are constrained by the AONB and that Local Plan strategic policy ENV1 (Landscape and Countryside) which gives *'The highest level of protection will be given to the landscape and scenic beauty of the Chilterns and North Wessex Downs Areas of Outstanding Natural Beauty'* allowed the allocations to be modified to protect this nationally important landscape.

The Parish Council also note that Local Plan policy ENV1 makes the Chilterns Conservation Board's Management Plan a material consideration in decision making and thus attached great weight to their submissions.

Failure to meet the Basic Conditions

Pro Vision/T. A. Fisher allege that the Parish Council's approach to complying with Local Plan strategic policies H4 and ENV1 will undermine the approved distribution strategy for meeting the level of housing need across the District and therefore the aims of Local Plan Policy H4 and that if the Parish Council is allowed to depart from the Local Plan so soon after its adoption, this potentially sets a precedent for other Neighbourhood Plans to do similar if they too consider the figure allocated by the District is too high.

Woodcote Parish Council dispute this allegation.

Woodcote is one of only two of the 13 'larger' villages in the district entirely within and constrained by the AONB. As such, none of the other larger villages can use Woodcote as a precedent as they are not within an AONB.

Land at Bridle Path

Pro Vision/T. A. Fisher argue that the land at Bridle Path should have been allocated for housing in the update to the Woodcote Neighbourhood Plan.

Woodcote parish Council dispute this noting:

- i. the results of the detailed, sustainability-based, assessment of each site, including this one;
- ii. the confirmation of the details of this site and detailed review of this assessment with Pro Vision and T. A. Fisher on 31-Oct-18; and
- iii. The consistent refusal of the District Council to grant planning permission for housing on this

site. Applications in 2018 (P18/S0004/O) and 2016 (P16/S3306/O) were both refused because they would constitute major development in the Chilterns AONB with no exceptional circumstances that are in the public interest that would justify the major development in an AONB, and the proposal would cause material harm to the character and intrinsic quality of this part of the AONB which would outweigh the benefits of the development.

Woodcote Parish Council also note that Pro Vision/T. A. Fisher have recently (04-Jan-22) submitted an application (P22/0001/O) to build 40 new homes on this site.

2.6 Woodcote Properties

The representation Woodcote properties, prepared by the planning consultants Pro-Vision, repeats their assertion made in their T. A. Fisher submission that the Woodcote Neighbourhood Plan fails to meet the Basic Conditions and, as such, should be found unsound.

Pro Vision/Woodcote Properties further argue that the land at Wood Lane should have been allocated for housing in the update to the Woodcote Neighbourhood Plan.

Woodcote Parish Council disagree with this for the reasons identified in the response to the T. A. Fisher representation (section 2.5) of this document.

The Parish Council note the refusal of planning application P17/S3701/O in September 2018 on the grounds that:

- i. The application site lies beyond the edge of the village of Woodcote and only part of the site is allocated for housing within the Woodcote Neighbourhood Plan. The proposal would not constitute infill development and the principle of the development is therefore unacceptable. As such, the development would be contrary to the National Planning Policy Framework, policies CS1, CSS1 and CSR1 of the South Oxfordshire Core Strategy and policies H1, H10, HS1 and HS7 of the Woodcote Neighbourhood Plan.
- ii. The development would extend the built-up limits of the settlement and would detract from the character and appearance of the site and this part of the Chilterns Area of Outstanding Natural Beauty. As such, the development be contrary to the National Planning Policy Framework, policy CSEN1 of the South Oxfordshire Core Strategy and policies G2, G4 and C4 of the South Oxfordshire Local Plan 2011.

Woodcote Parish Council also note that Pro Vision/Woodcote Properties have recently (04-Jan-22) submitted an application (P22/0002/O) to build 11 new homes on this site.

Appendix A. Summary of accepted changes to policies and supporting text

As, in some cases, the response to comments has resulted in multiple changes to some text and policies, this appendix presents a summary of the changes that the Parish Council accepts. Changes to text are highlighted in bold.

Policy/Text	Change
Supporting text under Planning Policies on page 7 – amend the paragraph to be consistent with the NPPF paragraph 177:	“Planning Policies <i>The NPPF and the new Local Plan are strongly committed to conserving the nationally designated landscape of the AONB. In particular, the NPPF recognises the need for major development within the AONB to be refused other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest and the need cannot be met outside the designated area.”</i>
Policy C1	“C1 Assets of Community Value (Retained Policy) <i>Proposals that will result in either the loss of an Asset of Community Value or in significant harm to an Asset of Community Value will be strongly resisted in accordance with development plan policies.”</i>
Policy C3	“C3: Communications infrastructure (Retained Policy) <i>Proposals which seek the expansion of electronics communication networks and high speed broadband along with improvements to connectivity will be supported where the applicant has fully explored the opportunities to erect apparatus on existing buildings, masts or other structures; where the numbers of radio and telecommunication masts are kept to a minimum consistent with the efficient operation of the network; and where the development has been sited and designed to minimise the impacts on the character and appearance of the AONB.</i> <i>New residential development should provide</i> for suitable ducting to enable more than one service provider to provide a fibre connection to individual properties from connection chambers located on the public highway, or some alternative connection point available to different service providers.”
Policy T1	“T1: Traffic Congestion (Retained Policy) <i>Proposals which generate significant amounts of movement should provide a travel plan, and the application should be supported by a transport statement or transport assessment. Proposals which have an unacceptable impact on highway safety, or where the residual cumulative impact on the road network would be severe will not be supported. Particular regard should be had to the following areas:</i> <ol style="list-style-type: none"> a. <i>that section of Reading Road between the War Memorial crossroads and its junction with Greenmore;</i> b. <i>the War Memorial crossroads where Reading Road meets Oxford Road, South Stoke Road and Goring Road; and</i> c. <i>within a circumference of 200 metres of the crossroads where Beech Lane and Bridle Path meet Goring Road.”</i>
Policy T5	“T5: Traffic Calming along Goring Road (Retained Policy) <i>Proposals for development of 10 or more new homes which will directly access onto the Goring Road will be required to make provision for, and contribute to, appropriate traffic calming measures at either end of the Goring Road or in the near vicinity of the development.”</i>
Policy T7	No change

Policy EM1	<p><i>“EM1: Heavy Goods Traffic (Retained Policy)</i></p> <p><i>Any proposal requiring planning permission to change the use of land in the Parish to general industrial use (B2) or distribution and storage uses (B8), or other uses which would generate heavy goods traffic, will be supported where they do not have an unacceptable impact on highway safety, or would not result in a severe residual cumulative impact on the road network. All development proposals generating significant amounts of movement will require Travel Plans and should be supported by a transport statement or transport assessment.”</i></p>
Policy E1	<p><i>“E1: Green space and Landscaping</i></p> <p>For the allocations in this Plan and for any application for major development, a landscape strategy and visual analysis shall be submitted which will incorporate the following details, where relevant:</p> <ol style="list-style-type: none"> a. existing and proposed hard and soft landscaping; b. an outline of the measures to be taken to protect wildlife habitats, including trees and hedgerows, during construction; c. an analysis of both near and distant views from principal public vantage points and the effect of the proposed development and any planting mitigation on these views; and d. details, where appropriate, of how those areas to be retained for open space and/or woodland will be managed in the future.”
Policy E2	No change
Policy E3	<p><i>“E3: Biodiversity and Wildlife Support</i></p> <p><i>All development should result in a net biodiversity gain of at least 10%, measured by a recognised biodiversity accounting metric against a baseline ecological survey detailing wildlife habitats, including existing trees and hedgerows, and their condition.</i></p> <p><i>Opportunities to incorporate wildlife improvements in and around developments are encouraged, especially where this can secure measurable overall gains for wildlife by implementing measures such as:</i></p> <ol style="list-style-type: none"> a. retaining and ensuring the ongoing sympathetic management of existing wildlife features, such as mature trees, hedgerows and other forms of wildlife corridor; b. retaining existing nesting and roosting opportunities where possible and providing nesting features and boxes for bats and birds, suited to, but not exclusively for swifts, swallows and house martins on each new dwelling or building as an integral part of their design; c. ensuring hedgehogs can move between gardens through provision and ensured retention of “hedgehog highways”; d. creating wildlife corridors or other features that support wildlife; e. encouraging features that support green infrastructure; f. providing new green spaces, enhanced for pollinators including butterflies and moths, with native trees and/or hedgerows within the development; and g. retaining wildlife strips of scrubland where development results in the loss of scrubland. h. Where onsite measures are not possible, offsite measures will be considered.”
Policy E4	<p><i>“E4 Settlement Boundary</i></p> <p><i>The Settlement Boundary is shown in Fig 9.i. Proposals for residential development within the boundary will be supported, provided that they accord with the design and development management policies of the</i></p>

	<i>Local Plan and other policies of the Neighbourhood Plan. Proposals for development outside the boundary will only be supported if they are appropriate to a countryside location and therefore conserve and enhance the special qualities of the Chilterns AONB.</i>										
Policy E5	No change										
Policy E6	<i>“E6 Important views Development proposals should preserve, conserve and where practicable enhance, the local character of the landscape in general and should take account of the important views as identified on figure 9.iv and as listed in table 9.ii in particular. Development proposals which would have an unacceptable impact on the local character of the landscape and/or on an identified important view will not be supported.”</i>										
Policy E7 “in principle” removed	<i>“E7: Solar Energy Arrays Proposals for a solar energy array will be supported, having regard to the policies of the Chilterns AONB Management Plan and provided: a. it is located and designed to suit the character of the local landscape; b. it is effectively screened; c. it will not cause significant harmful noise or light pollution; and d. it will not cause substantial harm to a designated heritage asset.”</i>										
Policy H1	No change										
Policy H2	<i>“Taking into account the requirements for affordable housing set out in the Local Plan Policy H9, as well as the requirement that at least 25% of all affordable housing units delivered should be First Homes, the affordable housing tenure sought should be in accordance with the table below:</i> <table border="1" data-bbox="475 1077 1201 1301"> <thead> <tr> <th><i>Tenure</i></th> <th><i>South Oxfordshire</i></th> </tr> </thead> <tbody> <tr> <td><i>First Homes</i></td> <td><i>25%</i></td> </tr> <tr> <td><i>Social Rent</i></td> <td><i>35%</i></td> </tr> <tr> <td><i>Affordable Rent</i></td> <td><i>25%</i></td> </tr> <tr> <td><i>Other routes to affordable home ownership</i></td> <td><i>15%</i></td> </tr> </tbody> </table> <i>”</i>	<i>Tenure</i>	<i>South Oxfordshire</i>	<i>First Homes</i>	<i>25%</i>	<i>Social Rent</i>	<i>35%</i>	<i>Affordable Rent</i>	<i>25%</i>	<i>Other routes to affordable home ownership</i>	<i>15%</i>
<i>Tenure</i>	<i>South Oxfordshire</i>										
<i>First Homes</i>	<i>25%</i>										
<i>Social Rent</i>	<i>35%</i>										
<i>Affordable Rent</i>	<i>25%</i>										
<i>Other routes to affordable home ownership</i>	<i>15%</i>										
Policy H4 Delete policy and replace as supporting text to Policy H3	<i>“Allocation of Affordable Housing All new affordable housing in Woodcote provided by the Plan should initially be subject to a local connection, meaning that people with a strong local connection to the Parish and whose needs are not met by the open market will be first to be offered the tenancy or shared ownership of the home. In this context a strong local connection means an applicant(s): a. who has lived in the Parish for 5 of the last 8 years and is currently resident there, or b. who has lived in the Parish for at least 5 years and whose parents or children are currently living in the Parish and have at least 10 years continuous residency there, or c. who has an essential need to live close to another person, for proven age or medical reasons, who has had a minimum of 5 years permanent and continuous residence in the Parish, or d. who needs to live in the Parish to be close to their place of work.”</i>										
Policy H7	<i>“H7: Size of Homes Development proposals that deliver smaller dwellings will be supported. The following mix will be encouraged on developments of 9 or more new homes, unless viability or other material considerations show a</i>										

	<p>robust justification for a different mix:</p> <ul style="list-style-type: none"> ▪ Up to 10% should have 1 bedroom; ▪ Up to 25% should have 2 bedrooms; ▪ At least 50% should have 3 bedrooms; and ▪ No more than 15% should have 4 or more bedrooms.”
Policy H8	No change
Policy H9	<p>“H9: Infill Housing in the AONB</p> <p>Applications for residential developments on small infill or redevelopment sites within Woodcote will be supported subject to proposals being well designed and meeting all relevant requirements set out in other policies in this plan and the Local Plan, and where such development:</p> <ol style="list-style-type: none"> a. fills a small gap in an otherwise continuous built-up frontage or on other sites within the settlement boundary where the site is closely surrounded by buildings. b. will not involve the outward extension of the settlement boundary of the village, as defined in section 9.4; c. has regard to the SODC Design Guide, in particular the requirements for separation between habitable rooms in adjacent properties and the provision of amenity space; d. does not have a significant adverse impact on the privacy of adjacent properties; e. is consistent with the character of the locality; f. is compliant with policy H10 if considered to be backland development; and g. provides for at least one small home with two or fewer bedrooms for every one large dwelling with four or more bedrooms.”
Policy H10	<p>“H10: Backland Infill Development in the AONB</p> <p>Backland development (the residential development of land behind an existing frontage or placing further dwelling/s behind existing dwelling/s within the existing site) will be supported where the development meets all relevant requirements set out in other policies in this plan and the Local Plan, and where such development:</p> <ol style="list-style-type: none"> a. provides suitable access to the rear properties that is wide enough and far enough from the boundary and any front property to accommodate delivery, service and emergency vehicles without unnecessary disturbance to neighbours or the front property; b. provides safe pedestrian access to the rear properties; c. does not result in significant loss of wildlife habitat in a residential garden.”
Supporting text Design and Access Statements on page 40	<p>“Design and Access Statements</p> <p>Where appropriate, proposals for new development must be accompanied by a design and access statement to show how they have responded to the policies in the Local Plan and other guidance and include a clear vision for the type of place that could be created by building on the character and needs of Woodcote.”</p> <p>and</p> <p>“iv. adopt the guidance produced by the Building for Life Partnership, the Oxfordshire County Council’s Street Design Guide and, in particular, that proposals for development:”</p>
Policy D3	“D3: Secure by Design (Retained Policy)

	<i>New developments will be encouraged to incorporate the principles of ‘Secured by Design’ (SBD) to ensure that a safe and sustainable community is maintained.”</i>
Policy D4	No change
Policy D6	No change
Table 12i	Remove WNP1-18 - Development complete and add a suitable note below the table.
Policies HS6 & HS7	Replace sub-paragraph e with: <i>“e. The yellow shaded area to the rear of the housing will be retained as green space and, because of the location on the edge of the settlement and intervisibility from the wider AONB, we recommend mitigation planting with native trees and that any application be accompanied and shaped by a proportionate site-specific landscape and visual impact assessment.”</i>
Policy HS8	<i>“Site WNP2-09 is allocated for 14 dwellings, subject to the following site-specific requirements: e. the development will occupy the blue shaded area edged in black shown on Map 12.vii. f. the existing offices will be converted into 1 or 2 bed flats. g. vehicular access to the site will be from Long Toll. h. mitigation measures to address amenity impacts (including acoustic, light spill and visual) will be provided as part of the application proposals to convert the offices in order to fully mitigate the effects of the operation of the adjacent Highways Depot”</i>
Policy HS9	Replace sub-paragraph f with: <i>“f. the existing hedge across the middle of the site will be relocated to the rear of the site into the area shaded yellow and edged in black. Because of the location on the edge of the settlement and visibility from the wider AONB, additional native trees should be planted in the hedge to screen the site from views across the open fields.”</i>
Section 12	No change
Appendix A	Replace the definition of Affordable Housing with: <i>“Rented housing let by registered providers of affordable housing to households whose needs are not met by the market”</i>
Langtree Academy	References to Langtree School will be changed to Langtree Academy.

Appendix B Amended Policies

With hindsight, the Parish Council realise that it might have been beneficial to identify those policies that were carried forward from the current Neighbourhood Plan with amendments as well as those that had been retained without change. For clarity, the table below lists all policies and identifies them as retained, amended or new and, for those retained or amended policies, identifies the original policy number from the current Neighbourhood Plan (some policies were renumbered due to deletion of redundant policies).

WNP2 Policy	Status	WNP1 Policy
C1	Retained	C1
C2	Retained	C2
C3	Retained	C3
C4	Amended	C4
C5	New	
T1	Retained	T1
T2	Amended	T2
T3	Retained	T3
T4	Retained	T4
T5	Retained	T6
T6	Retained	T7
T7	Amended	T8
EM1	Retained	EM1
E1	Amended	E1
E2	Retained	E2
E3	New	
E4	New	
E5	New	
E6	New	
E7	New	
H1	Amended	H1
H2	Retained	H2
H3	Amended	H3
H4	Amended	H4

WNP2 Policy	Status	WNP1 Policy
H5	Retained	H5
H6	Retained	H6
H7	Amended	H7
H8	Amended	H9
H9	Amended	H10
H10	New	
D1	Retained	D1
D2	Retained	D2
D3	Retained	D3
D4	New	
D5	New	
D6	New	
HS1	Amended	HS1
HS2	Retained	HS3
HS3	Retained	HS4
HS4	Retained	HS5
HS5	Retained	HS7
HS6	New	
HS7	New	
HS8	New	
HS9	New	
ES1	New	
ES2	New	
ES3	New	