

Culham Neighbourhood Plan - publicity period

Response 1

Respondent Details

Q1. Are you completing this form as an:

Individual

Your comments

Q2. You can provide your comments on the Culham Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

Comments on Culham Neighbourhood Plan – September 2022

These comments are provided to SODC by Nicola and John Simonson who live [REDACTED]. The appropriate email address to use for communication with the Simonson family is [REDACTED]. We would like to be notified of the outcome of the review of our comments below and thereafter your decision on whether to adopt the Culham Neighbourhood Plan.

BACKGROUND

As set out in the Culham Neighbourhood Plan (hereafter, 'The Plan'), Culham Manor is located in the western part of the Green in Culham, directly opposite St Pauls Church. Within the grounds of Culham Manor are three structures which are Grade II* listed, including the main house, the sun dial within the formal gardens immediately to the front of the house and the dovecote which lies along the western boundary of the property. Culham Manor includes approximately 11 acres of land, including the areas along the narrow bridleway beyond and directly to the north of the stone wall which surrounds the formal gardens of the Manor.

Vehicular access to Culham Manor is via the bridleway, which is a narrow, gravel lane bounded on both sides by areas of lawn. The bridleway provides access also to a further five residences (i.e., Nos 1-5, The Green) to the west of the Manor and St Pauls Church. The areas of lawn on both sides of the bridleway and the lane itself are owned and maintained by Culham Manor, including mowing of the areas of lawn, maintaining the trees along the lane and filling of potholes and levelling the bridleway using gravel road base approximately once annually. The bridleway is wide enough to allow only one vehicle at a time to travel to and from the High Street onwards to St Pauls Church, Culham Manor and the five residences beyond. The lane widens slightly in front of residences Nos 1-5 as several of these properties do not have off-road parking. The bridleway is very similar in character to the gravel lane which provides vehicular access to houses to the north of the Green and is shown on the maps in The Plan with faint narrow lines.

COMMENTS TO THE CULHAM NEIGHBOURHOOD PLAN

Our primary comments to The Plan concern the incorrect and misleading depiction of the bridleway in front of Culham Manor/opposite St Pauls Church and the gravel lane extending eastward along the Green to the High Street on key maps in the documents which support The Plan. In particular, the following two maps are attached to this note as they provide the most clear view of the way in which the bridleway and gravel lane have been annotated and expanded significantly and therefore shown incorrectly:

Q2. You can provide your comments on the Culham Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

- Culham Neighbourhood Plan – Policies Map Inset 1 – November 2021, included in the Policies Map and Insets Annex to The Plan; and
- Section 4, Settlements and Designations, Inset 1, included as page 18 of Annex B, Culham Design Code – June 2022

On both of these maps and a further four maps in The Plan which use the above detailed maps as a base, vehicular access to St Pauls Church, Culham Manor and residences Nos 1-5 is shown as a large and very wide roadway which begins at the eastern end of the Green and extends westwards to the front of residences Nos 1-5. In particular, directly to the front of the Manor, the road is depicted incorrectly as encompassing the entire area between the stone walls bounding Culham Manor and St Pauls Church; in this part of the drawings, the maps show no lawn on either side of the brideway which is drawn to be approximately 12m wide, which is plainly incorrect and misleading. For the avoidance of doubt, the actual width of the brideway directly in front of the Manor is approximately 4m whereas the areas of lawn on either side of the brideway measure approximately 8m wide in total; as a consequence, these maps depict the brideway as a road three times wider than it actually is and there is no stated reason for doing so in the accompanying text or legend to the maps.

In our opinion, it is important to use maps for The Plan which show green areas, structures and roads/other infrastructure in the village accurately and without significant distortion. In the case of the maps outlined above, inexplicably, the size of the lane in front of Culham Manor and extending eastwards along the southern part of the Green is depicted in the same bold markings as for the High Street and Burycroft, which are clearly tarmac-paved roads allowing two opposing lanes of traffic to flow. There is no justification whatsoever for the same designation of roadway and footprint shown for the High Street and the Burycroft to be used for the one-lane, gravel lane which extends along the southern margin of the Green and then the brideway which is bounded by significant areas of lawn belonging to Culham Manor as the lane runs westward in front of Culham Manor at St Pauls Church, terminating in front of the five residences at Nos 1- 5.

It is worth noting that we raised these same comments in writing to the Chair of the Culham Neighbourhood Plan Committee in February 2022 when a draft version of The Plan was circulated to the Culham residents for comments. We included a summary of our concerns over the incorrect and misleading size of the brideway on the relevant figures in The Plan as set out above. At the close of the first draft consultation, the Chair replied to us directly with the following: 'Thank you John, yes I will make that amendment which will only improve the document.' Since that time, we had anticipated that the incorrect and misleading maps would be corrected to show the brideway in more-or-less the same way as the rest of the gravel access framing the Green is depicted in The Plan including in front of the residents to the north of the Green. However, the corrections have not been made as promised.

If the intention is for The Plan to be used to upgrade and expand access to St Pauls Church to facilitate its use as a Community Facility, in line with Policy CUL 1 (Community Facilities; pages 8, 13 and 15 in the Basic Conditions Statement), clearly this should be explained in The Plan in a transparent manner and the intention should have been subject to appropriate consultation. For the avoidance of doubt, there is no such supporting description and there has been no consultation whatsoever on any plans to upgrade and expand the brideway which runs in front of Culham Manor. Therefore, if indeed this is the intention of The Plan, the suggestion that the Parish Council has consulted extensively as stated in Paragraph 2.3, page 6 of the Basic Conditions Statement is not correct.

Q3. You can upload supporting evidence here.

- File: Culham Neighbourhood Plan - Policies Inset 1.jpg - [REDACTED]
- File: Section 4, Settlements and Designations, Inset 1.jpg - [REDACTED]

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.

The two maps which are included in The Plan should be revised fully to remove the significant exaggeration of the size of the bridleway which runs directly in front of Culham Manor and St Pauls Church and then onwards along the south side of the Green to the High Street in Culham. As set out above, the depiction of this access is incorrect and misleading. Once again, the relevant maps are as follows:

- Culham Neighbourhood Plan – Policies Map Inset 1 – November 2021, included in the Policies Map and Insets Annex to The Plan; and
- Section 4, Settlements and Designations, Inset 1, included as page 18 of Annex B, Culham Design Code – June 2022

Moreover, the Inset 1 maps set out above form the basis for a further four maps in The Plan, which therefore also need to be revised to show the bridleway and gravel lane accurately.

Public examination

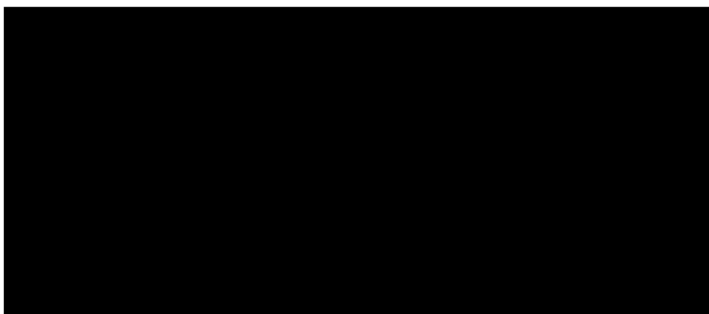
Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Culham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

Don't know

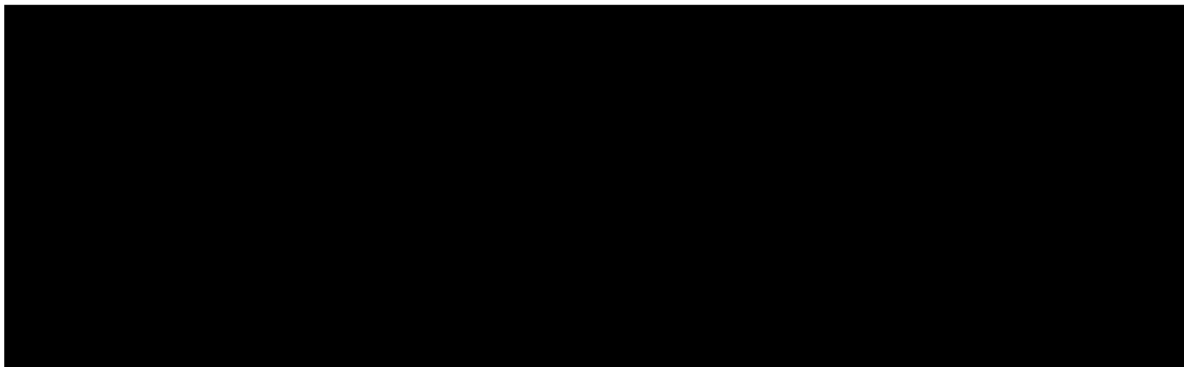
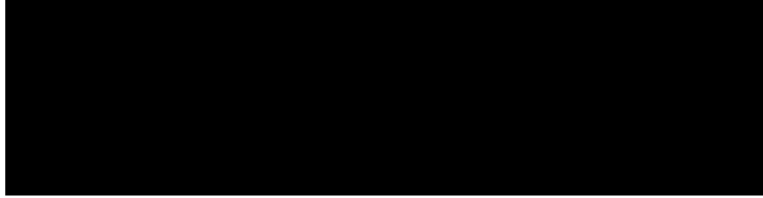
Your details and future contact preferences

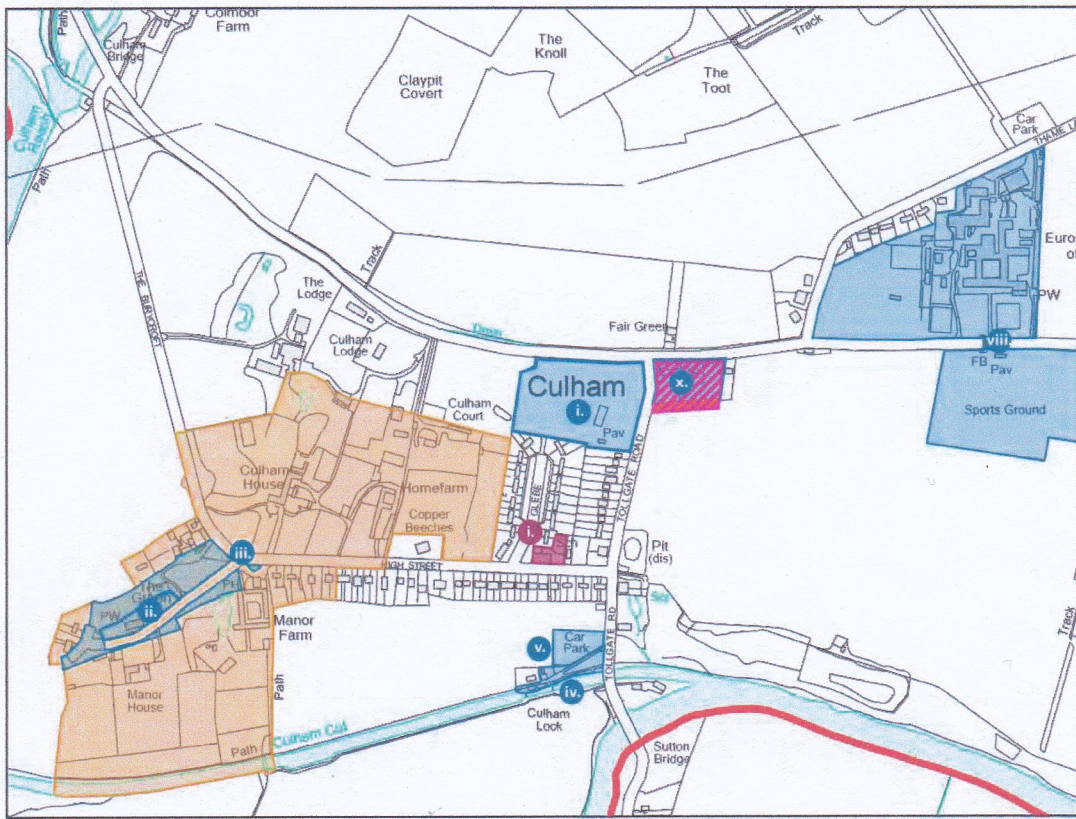
Q8. After the publicity period ends, your response will be sent to an independent examiner to consider. As the neighbourhood planning process includes an independent examination of the plan, your name, postal address and email (where applicable) are required for your comments to be considered by the examiner. 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 John Simonson
















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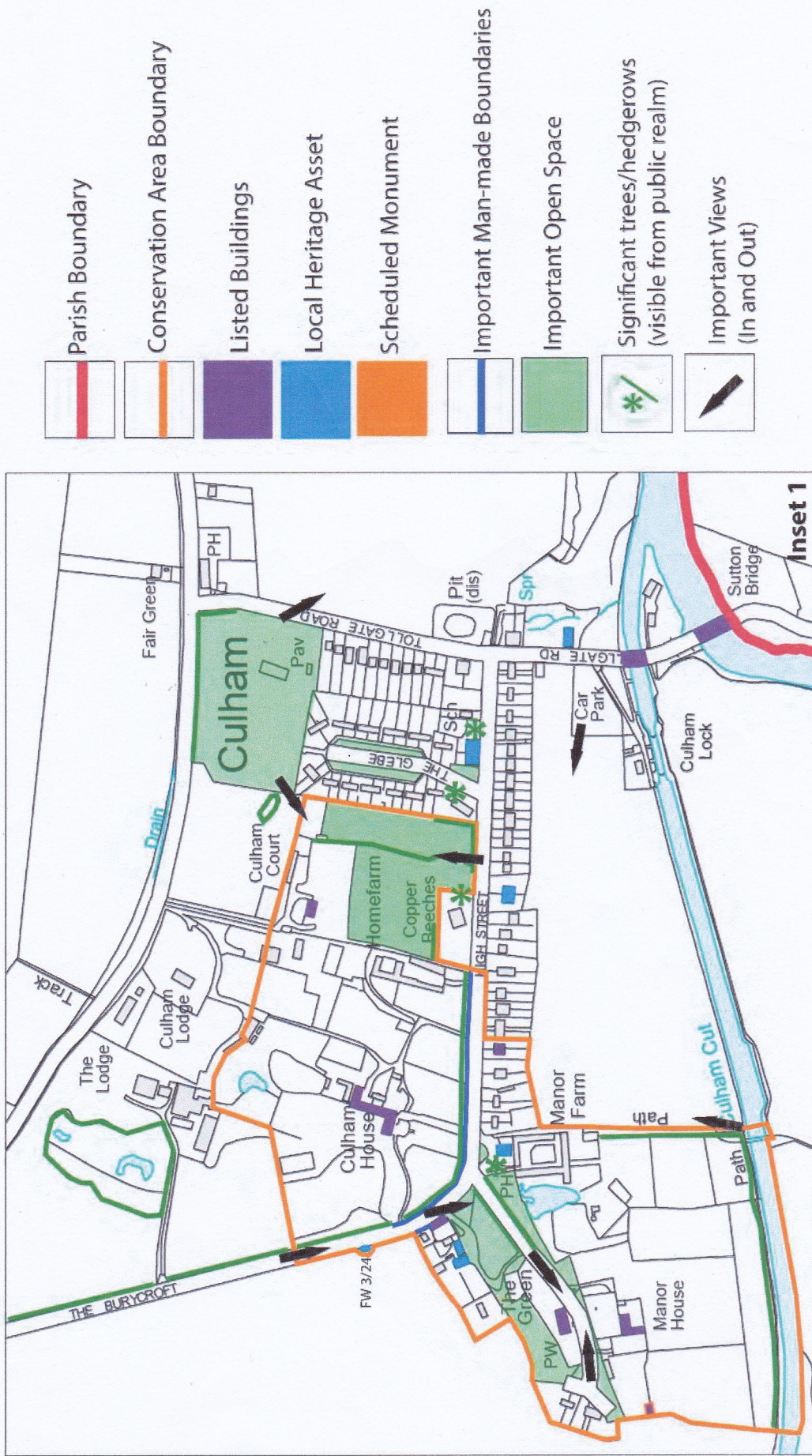
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Culham Neighbourhood Plan Policies Map Inset 1 - November 2021

- | | | | | | |
|---|--|---|--|---|--------------------------------|
|  | Parish Boundary |  | CUL3 Early years provision
i. Culham Village Nursery & Preschool |  | Thames Path |
|  | CUL1 Community Facilities
i. Culham Rec Ground & Playground
ii. St Paul's Church
iii. The Green
iv. Culham Lock Amenity Space
v. Culham Lock Car Park
viii. Europa School
x. Waggon and Horses Public House |  | CUL4 Conservation Area |  | PRoW - Footpath |
|  | CUL2 Former Waggon & Horses |  | CUL6 Local Heritage Assets
i. The Lion, High Street
ii. Nos. 7-11 The Green
iii. 22-23 High Street
iv. School House, High Str
v. Kiln Cotage
viii. Tollgate Cottage
ix. 60 Abingdon Road
xi. Pill boxes
FW3/24 The Burycroft &
FW3/28A Tollgate Road |  | PRoW - Bridleway |
|  | CUL2 Reserved land for community orchard | | |  | Bus Route 33 |
| | | | |  | Bus Route 45 |
| | | | |  | Opportunities for improvements |

4. Analysis

Settlements and Designations



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Response 2

Respondent Details

Q1. Are you completing this form as an:

Individual

Your comments

Q2. You can provide your comments on the Culham Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

Policy CUL1. NPPFRef 93. Page 8 of the Basic Conditions Statement. June 2022.

The applicable plans that support the Neighbourhood Plan have been annotated to include a significantly enhanced road access and parking area to St Pauls Church, a Community Facility specified in the Plan. The new access which, in part, replaces a bridleway and fringing grass verges with an access of the same width as the High Street, would result in the loss of a large area of land that currently comprises Village Green. Its construction would require the removal of a large number of trees, many of which have local landscape value and enhance the quality of the Conservation Area.

There is no explanation about, or justification of, this apparent new road/parking area. There is no identification, quantification or assessment of the loss of the area currently designated as Village Green, the loss of trees or the impact on the setting of the Grade 2* Culham Manor or the quality of the Conservation Area. No appropriate consideration has therefore been given to the environmental impact of Policy CUL1 in Table B of the Basic Conditions Statement (page 13).

This apparent new road/parking area was queried with Culham Parish Council at the Neighbourhood Plan village consultation stage and we were advised that our comment was accepted and that the new road/parking area would be removed. However, it is still included within the revised version of the Plan submitted to South Oxfordshire District Council.

We would be most grateful if the examiner could consider our concern regarding the enhanced road access/parking area and the lack of transparency in the plan and the absence of consultation on this proposal. If appropriate, we would request that consideration is given to a Public Hearing about this issue

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.

Figure 4 (and other applicable maps) in the Culham Neighbourhood Plan, should be revised to remove the enhanced road access/parking area and restore the existing bridleway and significantly larger area subject to designation as a Village Green and currently comprising lawned and tree-lined verges.

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 Culham Neighbourhood Plan:

Yes, I request a public examination

Public examination

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

There is no explanation or justification of the new access road/parking area, supporting St Pauls Church, in the Neighbourhood Plan.

There has been no appropriate consultation with the local community regarding the new access road/parking area.

The development of the new access road/parking area would result in the reduction in the area of land currently designated as Village Green. It's construction would result in the permanent loss of a number of trees. The construction of the road/parking area would have an adverse impact on the landscape quality of the Conservation Area and the setting of the Grade 2* listed Culham Manor.

The environmental impact of the new access road/parking area, supporting St Pauls Church, has not been identified or assessed in the Basic Conditions Statement (Table B).

Your details and future contact preferences

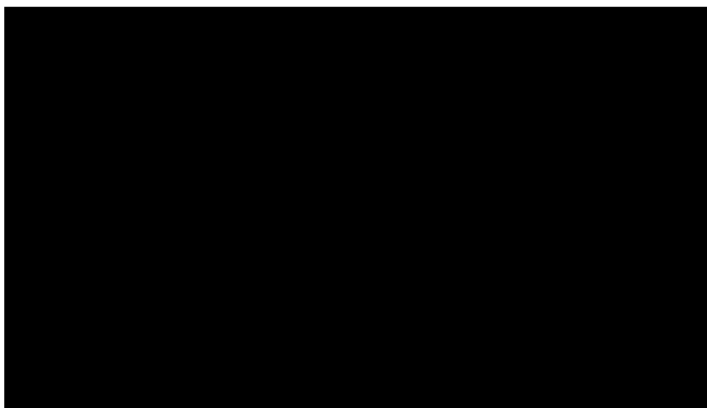
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Title

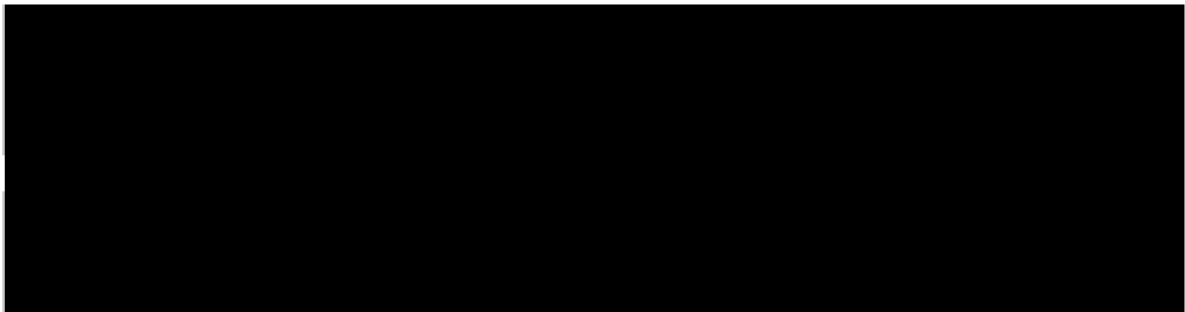
Mrs

Name

Nicola Simonson



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Response 3

Respondent Details

Contact Details
Name Sir/Madam
Email townplanningwestern@networkrail.co.uk

Q1. Are you completing this form as an:
Organisation

Your comments

Q2. You can provide your comments on the Culham Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.
<p>Dear Sir/ Madam,</p> <p>Thank you for consulting Network Rail on the Culham Parish Neighbourhood Development plan.</p> <p>Network Rail is a statutory undertaker responsible for maintaining and operating the country's railway infrastructure and associated estate. Network Rail owns, operates, maintains and develops the main rail network. This includes the railway tracks, stations, signalling systems, bridges, tunnels, level crossings and viaducts. The preparation of development plan policy is important in relation to the protection and enhancement of Network Rail's infrastructure.</p> <p>As Network Rail is a publicly funded organisation with a regulated remit it would not be reasonable to require Network Rail to fund rail improvements necessitated by commercial development. It is therefore appropriate to require developer contributions to fund such improvements.</p> <p>STRAT9 and Option 3 of the Oxfordshire Local Plan 2050: The plan recognises plans for improvements to Culham railway station and any associated future rail capacity upgrades, recognising its importance. The potential expansion of and improvements to Culham railway station and sustainable transport services may help to mitigate vehicular traffic impact through improved facilities and increased services.</p> <p>Level Crossings Any development of land which would result in a material increase or significant change in the character of traffic using rail crossings should be refused unless, in consultation with Network Rail, it can either be demonstrated that they safety will not be compromised, or where safety is compromised serious mitigation measures would be incorporated to prevent any increased safety risk as a requirement of any permission.</p> <p>There is one level crossing within close proximity of the development:</p> <p>Nuneham Footpath Crossing DCL 56.72 SU527963 OX143GY</p> <p>Network Rail has a strong policy to guide and improve its management of level crossings, which aims</p>

Q2. You can provide your comments on the Culham Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

to; reduce risk at level crossings, reduce the number and types of level crossings, ensure level crossings are fit for purpose, ensure Network Rail works with users / stakeholders and supports enforcement initiatives. Without significant consultation with Network Rail and if proved as required, approved mitigation measures, Network Rail would be extremely concerned if any future development impacts on the safety and operation of any of the level crossings listed above. The safety of the operational railway and of those crossing it is of the highest importance to Network Rail.

Level crossings can be impacted in a variety of ways by planning proposals:

- By a proposal being directly next to a level crossing
- By the cumulative effect of development added over time
- By the type of crossing involved
- By the construction of large developments (commercial and residential) where road access to and from site includes a level crossing
- By developments that might impede pedestrians ability to hear approaching trains
- By proposals that may interfere with pedestrian and vehicle users' ability to see level crossing warning signs
- By any developments for schools, colleges or nurseries where minors in numbers may be using a level crossing
- By any development or enhancement of the public rights of way

It is Network Rail's and indeed the Office of Rail Regulation's (ORR) policy to reduce risk at level crossings not to increase risk as could be the case with an increase in usage at the level crossings in question. The Office of Rail Regulators, in their policy, hold Network Rail accountable under the Management of Health and Safety at Work Regulations 1999, and that risk control should, where practicable, be achieved through the elimination of level crossings in favour of bridges or diversions.

The Council have a statutory responsibility under planning legislation to consult the statutory rail undertaker where a proposal for development is likely to result in a material increase in the rail volume or a material change in the character of traffic using a level crossing over a railway:-

- (Schedule 4 (j) of the Town & Country Planning (Development Management Procedure) Order, 2015) requires that "...development which is likely to result in a material increase in the volume or a material change in the character of traffic using a level crossing over a railway" (public footpath, public or private road) the Planning Authority's Highway Engineer must submit details to both the Secretary of State for Transport and Network Rail for separate approval.

We would appreciate the council providing Network Rail with an opportunity to comment on any future planning policy documents. We look forward to continuing to work with you to maintain consistency between local and rail network planning strategy.

Kind Regards,
Grace

Public examination

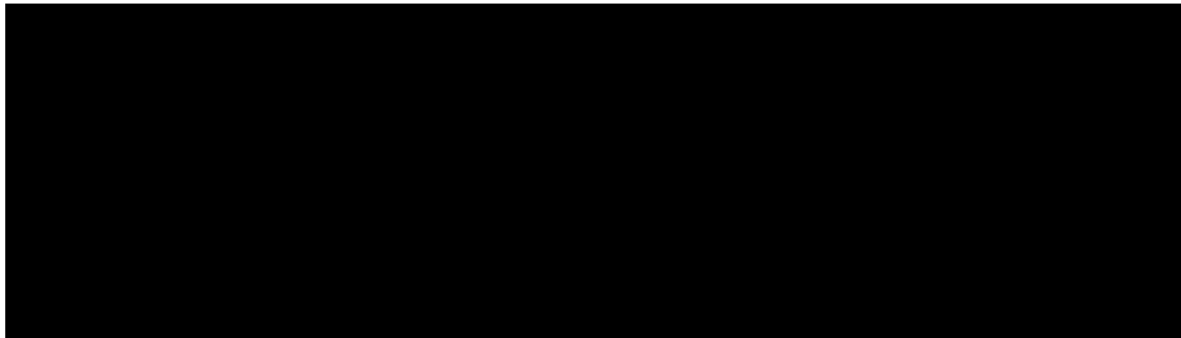
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No, I do not request a public examination

Your details and future contact preferences

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Title	-
Name	Grace
Job title (if relevant)	-
Organisation (if relevant)	Network Rail
Organisation representing (if relevant)	Network Rail
Address line 1	1st Floor, Temple Point
Address line 2	Redcliffe Way
Address line 3	Bristol
Postal town	Bristol
Postcode	BS1 6NL
Telephone number	-
Email address	Townplanningwestern@networkrail.co.uk



Response 4

Respondent Details

Contact Details
Name Mrs Savery
Email info@suttoncourtenay-pc.gov.uk

Q1. Are you completing this form as an:
Organisation

Your comments

<p>Q2. You can provide your comments on the Culham Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
Sutton Courtenay Parish Council are in support of the Culham Neighbourhood Plan.

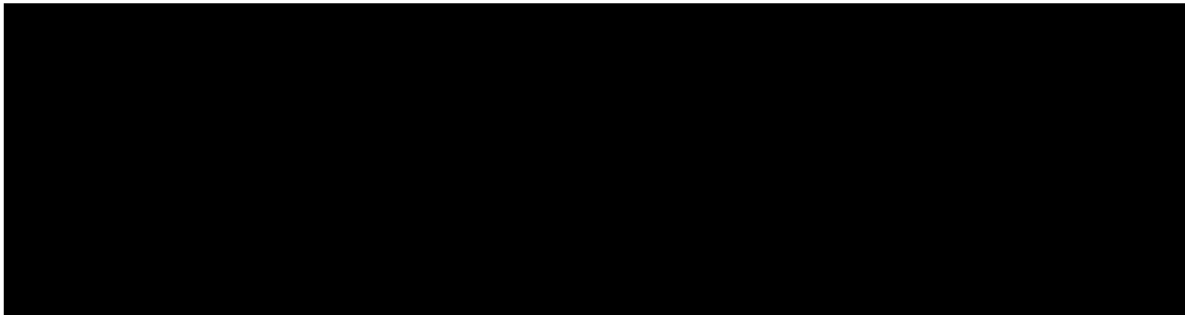
Public examination

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Title	Miss
Name	Jennie Currie
Job title (if relevant)	Parish Clerk & RFO
Organisation (if relevant)	Sutton Courtenay Parish Council
Organisation representing (if relevant)	-
Address line 1	c/o 44 Harrington Close
Address line 2	-
Address line 3	-
Postal town	Newbury
Postcode	RG14 2RQ
Telephone number	07495123353
Email address	info@suttoncourtenay-pc.gov.uk



Response 5

Respondent Details

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Organisation

Your comments

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Please see attached.

Q3. You can upload supporting evidence here.
<ul style="list-style-type: none">File: 2022-09-05 Culham Reg 16 Comments_FINAL.pdf - [REDACTED]

Your details and future contact preferences

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Title	-
Name	Ben Duffy
Job title (if relevant)	Planning Policy Officer
Organisation (if relevant)	South Oxfordshire District Council
Organisation representing (if relevant)	-
Address line 1	135 Eastern Avenue, Milton Park
Address line 2	-
Address line 3	-

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Postal town	Milton
Postcode	OX14 4SB
Telephone number	-
Email address	Ben.Duffy@southandvale.gov.uk

Policy and Programmes

**HEAD OF SERVICE: HARRY
BARRINGTON-MOUNTFORD**



Listening Learning Leading

Contact officer: Ben Duffy

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Tel: 01235 422600

6 September 2022

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

South Oxfordshire District Council has worked to support Culham Parish Council in the preparation of their neighbourhood plan and compliments them on the submission of their comprehensive plan.

In order to fulfil our duty to guide and assist, required by paragraph 3 of Schedule 4B to the Town and Country Planning Act 1990 (as amended), the council commented on the emerging Culham Neighbourhood Development Plan (NDP) during the pre-submission consultation.

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.

Ben Duffy
Planning Policy Officer (Neighbourhood)

Ref.	Section/Policy	Comment/Recommendation
1	Paragraph 1.4 <i>“Once approved at a referendum, the Plan becomes a statutory part of the development plan for the area and will carry significant weight in how planning applications are decided”</i>	The Plan will carry full weight once approved at referendum. To ensure clarity we recommend this sentence is amended to recognise this.
2	Paragraph 1.5	This paragraph sets out the basic conditions. However, the bullet points do not accurately reflect the basic conditions and we would recommend the bullet points are replaced with the following: <i>“- Does the Plan have regard to national planning policy and guidance? - Is the Plan in general conformity with the strategic policies contained in the development plan? - Does the Plan contribute to the achievement of sustainable development? - The making of the Plan does not breach, or is otherwise compatible with, EU obligations as incorporated into UK law? - Prescribed conditions are met in relation to the Plan and prescribed matters have been complied with.”</i>
3	Page 22 and 23- Oxfordshire Plan	The Neighbourhood Plan refers to the Oxfordshire Plan 2050 when setting out the planning policy context. This should be removed now that the Oxfordshire Plan 2050 work programme has ended. This has been confirmed by the Joint Statement from the leaders of the district and city councils, available here .
4	Policy CUL3	Clause B of the policy should be removed as it is overly restrictive. It is not appropriate or proportionate to safeguard land for a use in the event that an existing use on an alternative site cease. As set out in paragraph 57 of the NPPF (from Regulation 122(3) of the Community

Ref.	Section/Policy	Comment/Recommendation
		<p>Infrastructure Levy Regulations 2010), planning obligations must only be sought where they meet all the following tests:</p> <ul style="list-style-type: none"> • necessary to make the development acceptable in planning terms; • directly related to the development; and • fairly and reasonably related in scale and kind to the development. <p>We do not consider that this part of the policy would be meet the tests as it is not directly related to the development and is not necessary to make the development acceptable in planning terms.</p> <p>The development allocated through Policy STRAT9 will be required to mitigate its own impact. The Local Plan policy sets out the design principles for the strategic allocation and states that sufficient additional educational capacity will be expected to be provided by the development.</p>
5	Policy CUL4	<p>Conservation Specialists comments:</p> <p>We fully support this policy. The research and content produced for the design code in Appendix B are a strong foundation for a Conservation Area Appraisal Review. Should you wish to explore this outside of the Neighbourhood Planning process please do contact the Council's Conservation Officers or the Neighbourhood Planning Team.</p>
6	Paragraph 5.22	<p>We recommend this paragraph is updated removing references to the South Oxfordshire Design Guide which has now been replaced by the adopted Joint Design Guide.</p>
7	Policy CUL6	<p>Conservation Specialists comments:</p> <p>We fully support this policy. The list provided of Local Heritage Assets (Non-Designated Heritage Asset) is acceptable though the supporting information provided in Appendix B is variable in detail. Historic England guidance recommends that specific justification is given for why a building should be included or 'listed' as a Non-Designated Heritage Asset. A short sentence with reasoning e.g "Included for contribution to special architectural /</p>

Ref.	Section/Policy	Comment/Recommendation
		<p>aesthetic / communal / archaeological / historical / group value" wording based on the content of the associated supporting text should suffice.</p> <p>Should an appraisal follow, further justification and statements of significance can be added to those Non-Designated Heritage Asset's within the conservation area.</p>
8	Policy CUL7	<p>Landscape Specialist comments:</p> <p>This policy could result in landscape schemes which accord with the opportunities as set out on the CUL 7 policy map but may be in conflict with key landscape characteristics. For example, woodland planting in the flat floodplain pasture character area could be at odds with the dominant pastoral character.</p> <p>We recommend adding to end of item C:</p> <p><i>'...and with key local landscape characteristics as set out in the latest SODC landscape character assessment.'</i></p>
9	Policy CUL9	<p>As we stated in our comments on the pre-submission version of the plan, we fully support the objectives of promoting zero carbon through your neighbourhood plan, the climate and ecological crises are the greatest challenges facing our society.</p> <p>However, the Planning and Energy Act 2008 only allows the council to include policies requiring development in their area to comply with energy efficiency standards that exceed the energy requirements of building regulations within development plan documents. Neighbourhood Plans are not development plan documents but form part of the district's development plan once made.</p> <p>Following further discussions after the pre-submission consultation period, it was our understanding that the intention of the policy was to seek to encourage rather than require development proposals to be in accordance with the energy efficiency requirements set out within it. As currently worded, we consider</p>

Ref.	Section/Policy	Comment/Recommendation
		<p>the policy and the supporting text still requires the energy efficiency standards to be met.</p> <p>The policy and supporting text should be updated to recognise that this policy is an encouraging policy. Wording such as ‘must be’ and ‘will be required’ is unlikely to have a place in an encouraging policy or supporting text as it implies an obligation in all circumstances. It should be amended to wording such as ‘should’ and ‘are encouraged to’.</p> <p>Part A of the policy states:</p> <p>“All development must be ‘zero carbon ready’ by design to minimise the amount of energy needed to heat and cool buildings through landform, layout, building orientation, massing and landscaping.”</p> <p>We recommend this is amended to:</p> <p><i>“All development is encouraged be ‘zero carbon ready’ by design to minimise the amount of energy needed to heat and cool buildings through landform, layout, building orientation, massing and landscaping.”</i></p> <p>Part B of the policy states:</p> <p>“Wherever feasible, all buildings should be certified to a Passivhaus or equivalent standard with a space heating demand of less than 15KWh/m2/year.”</p> <p>We recommend this is amended to;</p> <p><i>“Wherever feasible, all buildings are encouraged to be certified to a Passivhaus or equivalent standard with a space heating demand of less than 15KWh/m2/year.”</i></p> <p>The requirements of Clause C are very prescriptive and potentially onerous for both the applicant and LPA. Taking enforcement action after a development has been built and occupied is also relatively more difficult. There is also potential for conflict with the compliance and monitoring requirements of</p>

Ref.	Section/Policy	Comment/Recommendation
		<p>Policy DES10. We therefore recommend that Clause C is deleted.</p> <p>We propose that Clause D is amended to state:</p> <p><i>“All planning applications for major development are also required to be accompanied by a Whole-Life-Cycle Carbon Emission Assessment, using a recognised methodology, to demonstrate actions have been taken to reduce embodied carbon resulting from the construction and use of the building over its life.”</i></p> <p>Clause E duplicates the requirements provided by Policy DES10 in the South Oxfordshire Local Plan. It would be more appropriate to link the policy more closely with DES10 as this requires an energy statement to be submitted setting out the energy performance in terms of the Design Emission Rate (DER). Information on how this is calculated is set out in the Policy DES10 Advice Note. There is no need to duplicate this requirement as the energy statement required by DES10 will allow the District Council to understand how the energy performance of any proposed schemes will be achieved and monitored.</p> <p>The supporting text should be amended to reflect alterations made to the policy.</p>
10	Policy CUL10	<p>In order to make this policy more detailed and effective we recommend it is amended in accordance with the Examiner’s recommendations on a similar policy in the Shiplake Neighbourhood Plan.</p> <p>We recommend that part A of the policy is amended to state:</p> <p><i>“Development proposals should conserve and enhance relative tranquillity in relation to light pollution and dark night skies. Development proposals should also demonstrate that they meet or exceed the Institute of Lighting Professionals guidance and other relevant standards or guidance (CIE</i></p>

Ref.	Section/Policy	Comment/Recommendation
		<p><i>150:2003 Guide on the Limitation of the Effects of Obtrusive Light from Outdoor Lighting Installations), or any equivalent replacement/ updated guidance for lighting within environmental zones.</i></p> <p><i>Development proposals should have regard to the following hierarchy:</i></p> <ul style="list-style-type: none"> <i>a. The installation of lighting is avoided;</i> <i>b. If lighting is installed it is necessary for its intended purpose or use and any adverse impacts are avoided; and</i> <i>c. If it is demonstrated that (a) or (b) is not achievable, then adverse impacts are appropriately mitigated.”</i> <p>Part B of the policy should be amended to state:</p> <p><i>“Development proposals which include lighting should ensure that:</i></p> <ul style="list-style-type: none"> <i>a. The measured and observed sky quality in the surrounding area is not reduced;</i> <i>b. Lighting is not unnecessarily visible in nearby designated and key habitats;</i> <i>c. The visibility of lighting from the surrounding landscape is avoided; and</i> <i>d. Building designs should avoid large areas of glazing which would result in light spillage into rural and unlit areas.”</i>
11	Page 55 – Rye Farm Car Park	The car park is managed by vale of White Horse District Council. It has recently changed parking rules and there is now one-hour free parking. This section should be updated to recognise this.
12	Appendix B	Just to note that in regard to Landscape Character, particularly referred to in section 4, that there are plans to update SODC Landscape Character Assessment.

Response 6

Respondent Details

Q1. Are you completing this form as an:
Organisation

Your comments

<p>Q2. You can provide your comments on the Culham Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>Response received via email from the Marine Management Organisation.</p> <p>Please see attachment.</p>

Q3. You can upload supporting evidence here.
<ul style="list-style-type: none">File: 2022-07-27 MMO.pdf - [REDACTED]

Your details and future contact preferences

<p>Q8. After the publicity period ends, your response will be sent to an independent examiner to consider. 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. 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.</p>	
Title	-
Name	Marine Management Organisation (MMO)
Job title (if relevant)	-
Organisation (if relevant)	-
Organisation representing (if relevant)	-
Address line 1	Marine Management Organisation (MMO)
Address line 2	Hampshire Court

Q8. After the publicity period ends, your response will be sent to an independent examiner to consider. 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. 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.

Address line 3	-
Postal town	Newcastle upon Tyne
Postcode	NE4 7YH
Telephone number	-
Email address	Consultations.MMO@marinemanagement.org.uk

Whiteley, Rosalynn

From: SM-MMO-Consultations (MMO) <Consultations.MMO@marinemanagement.org.uk>
Sent: 27 July 2022 14:17
To: Planning Policy S&V
Subject: Consultation response- PLEASE READ

****EXTERNAL****

Thank you for including the Marine Management Organisation (MMO) in your recent consultation submission. The MMO will review your document and respond to you directly should a bespoke response be required. If you do not receive a bespoke response from us within your deadline, please consider the following information as the MMO's formal response.

Kind regards,
The Marine Management Organisation

Marine Management Organisation Functions

The MMO is a non-departmental public body responsible for the management of England's marine area on behalf of the UK government. The MMO's delivery functions are: marine planning, marine licensing, wildlife licensing and enforcement, marine protected area management, marine emergencies, fisheries management and issuing grants.

Marine Planning and Local Plan development

Under delegation from the Secretary of State for Environment, Food and Rural Affairs (the marine planning authority), the MMO is responsible for preparing marine plans for English inshore and offshore waters. At its landward extent, a marine plan will apply up to the Mean High Water Springs (MHWS) mark, which includes the tidal extent of any rivers. As marine plan boundaries extend up to the level of MHWS, there will be an overlap with terrestrial plans, which generally extend to the Mean Low Water Springs (MLWS) mark. To work together in this overlap, the Department of Environment, Food and Rural Affairs (Defra) created the [Coastal Concordat](#). This is a framework enabling decision-makers to co-ordinate processes for coastal development consents. It is designed to streamline the process where multiple consents are required from numerous decision-makers, thereby saving time and resources. Defra encourage coastal authorities to sign up as it provides a road map to simplify the process of consenting a development, which may require both a terrestrial planning consent and a marine licence. Furthermore, marine plans inform and guide decision-makers on development in marine and coastal areas.

Under Section 58(3) of [Marine and Coastal Access Act \(MCAA\) 2009](#) all public authorities making decisions capable of affecting the UK marine area (but which are not for authorisation or enforcement) must have regard to the relevant marine plan and the UK [Marine Policy Statement](#). This includes local authorities developing planning documents for areas with a coastal influence. We advise that all marine plan objectives and policies are taken into consideration by local planning authorities when plan-making. It is important to note that individual marine plan policies do not work in isolation, and decision-makers should consider a whole-plan approach. Local authorities may also wish to refer to our [online guidance](#) and the [Planning Advisory Service: soundness self-assessment checklist](#). We have also produced a [guidance note](#) aimed at local authorities who wish to consider how local plans could have regard to marine plans. For any other information please contact your local marine planning officer. You can find their details on our [gov.uk page](#).

See [this map on our website to locate](#) the marine plan areas in England. For further information on how to apply the marine plans and the subsequent policies, please visit our [Explore Marine Plans](#) online digital service.

The adoption of the [North East](#), [North West](#), [South East](#), and [South West Marine Plans](#) in 2021 follows the adoption of the [East Marine Plans](#) in 2014 and the [South Marine Plans](#) in 2018. All marine plans for English waters are a material consideration for public authorities with decision-making functions and provide a framework for integrated plan-led management.

Marine Licensing and consultation requests below MHWS

Activities taking place below MHWS (which includes the tidal influence/limit of any river or estuary) may require a [marine licence](#) in accordance with the MCAA. Such activities include the construction, alteration or improvement of any works, dredging, or a deposit or removal of a substance or object. Activities between MHWS and MLWS may also require a local authority planning permission. Such permissions would need to be in accordance with the relevant marine plan under section 58(1) of the MCAA. Local authorities may wish to refer to our [marine licensing guide for local planning authorities](#) for more detailed information. We have produced a [guidance note](#) (worked example) on the decision-making process under S58(1) of MCAA, which decision-makers may find useful. The licensing team can be contacted at: marine.consents@marinemanagement.org.uk.

Consultation requests for development above MHWS

If you are requesting a consultee response from the MMO on a planning application, which your authority considers will affect the UK marine area, please consider the following points:

- The UK Marine Policy Statement and relevant marine plan are material considerations for decision-making, but Local Plans may be a more relevant consideration in certain circumstances. This is because a marine plan is not a 'development plan' under the [Planning and Compulsory Purchase Act 2004](#). Local planning authorities will wish to consider this when determining whether a planning application above MHWS should be referred to the MMO for a consultee response.
- It is for the relevant decision-maker to ensure s58 of MCAA has been considered as part of the decision-making process. If a public authority takes a decision under s58(1) of MCAA that is not in accordance with a marine plan, then the authority must state its reasons under s58(2) of the same Act.
- If the MMO does not respond to specific consultation requests then please use the above guidance to assist in making a determination on any planning application.

Minerals and Waste Local Plans and Local Aggregate Assessments

If you are consulting on a minerals and waste local plan or local aggregate assessment, the MMO recommends reference to marine aggregates, and to the documents below, to be included:

- The [Marine Policy Statement \(MPS\)](#), Section 3.5 which highlights the importance of marine aggregates and its supply to England's (and the UK's) construction industry.
- The [National Planning Policy Framework \(NPPF\)](#), which sets out policies for national (England) construction mineral supply.
- [The minerals planning practice guidance](#) which includes specific references to the role of marine aggregates in the wider portfolio of supply.

- [The national and regional guidelines for aggregates provision in England 2005-2020](#) predict likely aggregate demand over this period, including marine supply.

The minerals planning practice guidance requires local mineral planning authorities to prepare Local Aggregate Assessments. These assessments must consider the opportunities and constraints of all mineral supplies into their planning regions – including marine sources. This means that even land-locked counties may have to consider the role that marine-sourced supplies (delivered by rail or river) have – particularly where land-based resources are becoming increasingly constrained.

If you wish to contact the MMO regarding our response, please email us at consultations@marinemanagement.org.uk or telephone us on 0208 0265 325.

This message has been sent using TLS 1.2

The Marine Management Organisation (MMO) The information contained in this communication is intended for the named recipient(s) only. If you have received this message in error, you are hereby notified that any disclosure, copying, distribution or taking action in reliance of the content is strictly prohibited and may be unlawful. Whilst this email and associated attachments will have been checked for known viruses whilst within MMO systems, we can accept no responsibility once it has left our systems. Communications on the MMO's computer systems may be monitored and/or recorded to secure the effective operation of the system and for other lawful purposes.

This email originates from outside of the council.

Keep this in mind before responding, opening attachments or clicking any links, unless you recognise the sender and know the content is safe.

If in any doubt, the grammar and spelling are poor, or the name doesn't match the email address then please contact the sender via an alternate known method.

Response 7

Respondent Details

Q1. Are you completing this form as an:
Organisation

Your comments

<p>Q2. You can provide your comments on the Culham Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>Response received from the Coal Authority via email. Please see below:</p> <p>"Dear Planning Policy team</p> <p>Thank you for your notification below regarding the Culham Neighbourhood Plan Consultation.</p> <p>The Coal Authority is only a statutory consultee for coalfield Local Authorities. As you are aware, South Oxfordshire District Council lies outside the coalfield, therefore there is no requirement for you to consult us and / or notify us of any emerging neighbourhood plans.</p> <p>This email can be used as evidence for the legal and procedural consultation requirements at examination, if necessary.</p> <p>Kind regards</p> <p>Deb Roberts"</p>

Your details and future contact preferences

<p>Q8. After the publicity period ends, your response will be sent to an independent examiner to consider. 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. 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.</p>								
<table><tr><td>Title</td><td>-</td></tr><tr><td>Name</td><td>Deb Roberts</td></tr><tr><td>Job title (if relevant)</td><td>Planning & Development Manager</td></tr><tr><td>Organisation (if relevant)</td><td>The Coal Authority</td></tr></table>	Title	-	Name	Deb Roberts	Job title (if relevant)	Planning & Development Manager	Organisation (if relevant)	The Coal Authority
Title	-							
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Job title (if relevant)	Planning & Development Manager							
Organisation (if relevant)	The Coal Authority							

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Organisation representing (if relevant) -

Address line 1 Lake View

Address line 2 200 Lichfield Lane

Address line 3 -

Postal town Mansfield

Postcode NG18 4RG

Telephone number -

Email address TheCoalAuthority-Planning@coal.gov.uk

Response 8

Respondent Details

Q1. Are you completing this form as an:

Organisation

Your comments

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Response received via email from Historic England.

Please see attachment.

Q3. You can upload supporting evidence here.

- File: 2022-08-02 Historic England.pdf - [REDACTED]

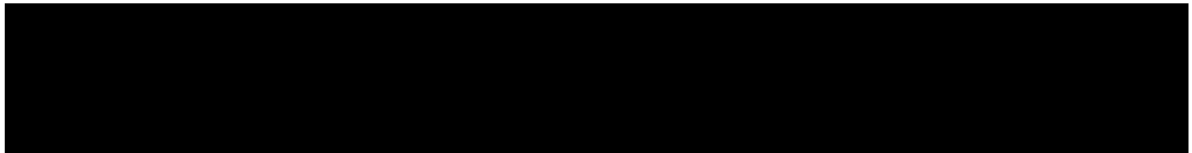
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Title	-
Name	Otis Gilbert
Job title (if relevant)	Business Officer
Organisation (if relevant)	Historic England
Organisation representing (if relevant)	-
Address line 1	Canon Bridge House
Address line 2	25 Dowgate Hill

Q8. After the publicity period ends, your response will be sent to an independent examiner to consider. 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. 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.

Address line 3	-
Postal town	London
Postcode	EC4R 2YA
Telephone number	-
Email address	otis.gilbert@historicengland.org.uk





Our ref: W:PL00770663

02/08/2022

Dear Sir/madam,

Ref: Culham Neighbourhood Plan Regulation 16 Consultation

Thank you for inviting Historic England to comment on the Regulation 16 Submission version of this Neighbourhood Plan.

We do not consider it necessary for Historic England to provide detailed comments at this time. We would refer you if appropriate to any previous comments submitted at Regulation 14 stage, and for any further information to our detailed advice on successfully incorporating historic environment considerations into a neighbourhood plan, which can be found here: <https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>.

We would be grateful if you would notify us on e-seast@HistoricEngland.org.uk if and when the Neighbourhood Plan is made by the council. To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed plan, where we consider these would have an adverse effect on the historic environment.

Please do contact me if you have any queries.

Yours sincerely,

Otis Gilbert
Business Officer
E-mail: Otis.gilbert@historic.england.org.uk



Response 9

Respondent Details

Q1. Are you completing this form as an:
Organisation

Your comments

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<p>Response received via email from SSE. Please see below:</p> <p>"Thank you for your message below, together with the link to the Culham NP web-site, regarding the above topic / location.</p> <p>I can confirm that, at this present time, I have no comments to make."</p>

Your details and future contact preferences

<p>Q8. After the publicity period ends, your response will be sent to an independent examiner to consider. 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. 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.</p>																		
<table><tr><td>Title</td><td>-</td></tr><tr><td>Name</td><td>Chris Gaskell</td></tr><tr><td>Job title (if relevant)</td><td>-</td></tr><tr><td>Organisation (if relevant)</td><td>Scottish and Southern Electricity Networks</td></tr><tr><td>Organisation representing (if relevant)</td><td>-</td></tr><tr><td>Address line 1</td><td>1 Woodstock Road</td></tr><tr><td>Address line 2</td><td>Yarnton</td></tr><tr><td>Address line 3</td><td>-</td></tr><tr><td>Postal town</td><td>Kidlington</td></tr></table>	Title	-	Name	Chris Gaskell	Job title (if relevant)	-	Organisation (if relevant)	Scottish and Southern Electricity Networks	Organisation representing (if relevant)	-	Address line 1	1 Woodstock Road	Address line 2	Yarnton	Address line 3	-	Postal town	Kidlington
Title	-																	
Name	Chris Gaskell																	
Job title (if relevant)	-																	
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Address line 1	1 Woodstock Road																	
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Postcode	OX5 1NY
Telephone number	-
Email address	chris.gaskell@sse.com

Response 10

Respondent Details

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Your comments

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<p>Response received via email from Thames Water. Please see attachment.</p>

Q3. You can upload supporting evidence here.
<ul style="list-style-type: none">File: 2022-08-21 Thames Water.pdf - [REDACTED]

Your details and future contact preferences

<p>Q8. After the publicity period ends, your response will be sent to an independent examiner to consider. 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. 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.</p>	
Title	-
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Job title (if relevant)	Thames Water Property Town Planner
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Q8. After the publicity period ends, your response will be sent to an independent examiner to consider. 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. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.

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South and Vale Councils
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17 August 2022

South Oxfordshire – Culham Neighbourhood Plan 2020-2041

Dear Sir/Madam,

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

As you will be aware, Thames Water are the statutory water supply and sewerage undertaker for the South and Vale area and are hence a **“specific consultation body”** in accordance with the Town & Country Planning (Local Planning) Regulations 2012.

We have the following comments on the consultation in relation to our water supply and sewerage undertakings:

General Water and Wastewater Infrastructure Comments

A key sustainability objective for the preparation of Local Plans and Neighbourhood Plans should be for new development to be co-ordinated with the infrastructure it demands and to take into account the capacity of existing infrastructure. Paragraph 20 of the revised National Planning Policy Framework (NPPF), 2021, states: *“Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for... infrastructure for waste management, water supply, wastewater...”*

Paragraph 11 states: *“Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that:*

a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects”

Paragraph 28 relates to non-strategic policies and states: *“Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure...”*

Paragraph 26 of the revised NPPF goes on to state: *“Effective and on-going joint working between strategic policy-making authorities and relevant bodies is integral to the production of a positively prepared and justified strategy. In particular, joint working should help to determine where additional infrastructure is necessary....”*

The web based National Planning Practice Guidance (NPPG) includes a section on ‘water supply, wastewater and water quality’ and sets out that Local Plans should be the focus for ensuring that investment plans of water and sewerage/wastewater companies align with development needs. The introduction to this section also sets out that *“Adequate water and wastewater infrastructure is needed to support sustainable development”* (Paragraph: 001, Reference ID: 34-001-20140306).

Thames Water therefore recommends that developers engage with them at the earliest opportunity (in line with paragraph 26 of the revised NPPF) to establish the following:

- The developments demand for water supply infrastructure;
- The developments demand for Sewage/Wastewater Treatment and network infrastructure both on and off site and can it be met; and
- The surface water drainage requirements and flood risk of the development both on and off site and can it be met.

Thames Water offer a free Pre-Planning service which confirms if capacity exists to serve the development or if upgrades are required for potable water, waste water and surface water requirements. Details on Thames Water’s free pre planning service are available at: <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Water-and-wastewater-capacity>

In light of the above comments and Government guidance we agree that the Neighbourhood Plan should include a specific reference to the key issue of the provision of wastewater/sewerage and water supply infrastructure to service development proposed in a policy. This is necessary because it will not be possible to identify all of the water/sewerage infrastructure required over the plan period due to the way water companies are regulated and plan in 5 year periods (Asset Management Plans or AMPs). We recommend that the Neighbourhood Plan include the following policy/supporting text:

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

“The Local Planning Authority will seek to ensure that there is adequate water and wastewater infrastructure to serve all new developments. Developers are encouraged to contact the water/waste water company as early as possible to discuss their development proposals and intended delivery programme to assist with identifying any potential water and wastewater network reinforcement requirements. Where there is a capacity constraint the Local Planning Authority will, where appropriate, apply phasing conditions to any approval to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of the relevant phase of development.”

Water Efficiency/Sustainable Design

The Environment Agency has designated the Thames Water region to be “seriously water stressed” which reflects the extent to which available water resources are used. Future pressures on water resources will continue to increase and key factors are population growth and climate change.

Water conservation and climate change is a vitally important issue to the water industry. Not only is it expected to have an impact on the availability of raw water for treatment but also the demand from customers for potable (drinking) water. Therefore, Thames Water support the mains water consumption target of 110 litres per head per day (105 litres per head per day plus an allowance of 5 litres per head per day for gardens) as set out in the NPPG (Paragraph: 014 Reference ID: 56-014-20150327) and support the inclusion of this requirement in the Policy.

Thames Water promote water efficiency and have a number of water efficiency campaigns which aim to encourage their customers to save water at local levels. Further details are available on the our website via the following link:
<https://www.thameswater.co.uk/Be-water-smart>

It is our understanding that the water efficiency standards of 105 litres per person per day is only applied through the building regulations where there is a planning condition requiring this standard (as set out at paragraph 2.8 of Part G2 of the Building Regulations). As the Thames Water area is defined as water stressed it is considered that such a condition should be attached as standard to all planning approvals for new residential development in order to help ensure that the standard is effectively delivered through the building regulations.

Within Part G of Building Regulations, the 110 litres/person/day level can be achieved through either the 'Calculation Method' or the 'Fittings Approach' (Table 2.2). The Fittings Approach provides clear flow-rate and volume performance metrics for each water using device / fitting in new dwellings. Thames Water considers the Fittings Approach, as outlined in Table 2.2 of Part G, increases the confidence that water efficient devices will be installed in the new dwelling. Insight from our smart water metering programme shows that household built to the 110 litres/person/day level using the Calculation Method, did not achieve the intended water performance levels.

Proposed policy text:

“Development must be designed to be water efficient and reduce water consumption. Refurbishments and other non-domestic development will be expected to meet BREEAM water-efficiency credits. Residential development must not exceed a maximum water use of 105 litres per head per day (excluding the allowance of up to 5 litres for external water consumption) using the ‘Fittings Approach’ in Table 2.2 of Part G of Building Regulations. Planning conditions will be applied to new residential development to ensure that the water efficiency standards are met.”

Comments in Relation to Flood Risk and Sustainable Drainage Systems

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".

Flood risk sustainability objectives and policies 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 "***It is the responsibility of a developer to make proper provision for surface water drainage to ground, water courses or surface water sewer. It must not be allowed to drain to the foul sewer, as this is the major contributor to sewer flooding.***"

Site Allocations

There are no new site allocations for us to comment upon. The level of information contained in the draft Neighbourhood Plan does not enable Thames Water to make an assessment of the impact the proposed development will have on the waste water/sewerage network infrastructure and sewage treatment works. To enable us to provide more specific comments we require details of the type and scale of development together with the anticipated phasing.

We recommend Developers contact Thames Water to discuss their development proposals by using our pre app service via the following link: <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Water-and-wastewater-capacity>

It should be noted that in the event of an upgrade to our sewerage network assets being required, up to three years lead in time is usual to enable for the planning and delivery of the upgrade. As a developer has the automatic right to connect to our sewer network under the Water Industry Act we may also request a drainage planning condition if a network upgrade is required to ensure the infrastructure is in place ahead of occupation of the development. This will avoid adverse environmental impacts such as sewer flooding and / or water pollution.

We recommend developers attach the information we provide to their planning applications so that the Council and the wider public are assured wastewater and water supply matters for the development are being addressed.

We trust the above is satisfactory, but please do not hesitate to contact David Wilson on the above number if you have any queries.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'David Wilson', with a stylized flourish at the end.

David Wilson
Thames Water Property Town Planner

Response 11

Respondent Details

Q1. Are you completing this form as an:
Organisation

Your comments

<p>Q2. You can provide your comments on the Culham Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>Response received via Natural England. Please see attachment.</p>

Q3. You can upload supporting evidence here.
<ul style="list-style-type: none">File: 2022-08-26 Natural England.pdf - [REDACTED]

Your details and future contact preferences

<p>Q8. After the publicity period ends, your response will be sent to an independent examiner to consider. 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. 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.</p>	
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Name	Sally Wintle
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Organisation representing (if relevant)	-
Address line 1	Hornbeam House
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Address line 3	-

Q8. After the publicity period ends, your response will be sent to an independent examiner to consider. 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. 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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Telephone number	-
Email address	consultations@naturalengland.org.uk

Date: 26 August 2022
Our ref: 402906
Your ref: Culham Neighbourhood Plan



Ms Rosalynn Whiteley
South Oxfordshire District Council
'Freeport SOUTH AND VALE CONSULTATIONS'

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

BY EMAIL ONLY - planning.policy@southandvale.gov.uk

T 0300 060 3900

Dear Ms Whiteley

Culham Neighbourhood Plan

Thank you for your consultation on the above dated 27 July 2022.

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 the Culham Neighbourhood Plan.

However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.

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

Yours sincerely

Sally Wintle
Consultations Team

Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

Natural environment information sources

The [Magic](#)¹ website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available [here](#)².

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)³. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)⁴.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty (AONB)**, the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](#)⁵ website and also from the [LandIS website](#)⁶, which contains more information about obtaining soil data.

Natural environment issues to consider

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

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

¹ <http://magic.defra.gov.uk/>

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

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

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

⁵ <http://magic.defra.gov.uk/>

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

⁷ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/807247/NPPF_Feb_2019_revised.pdf

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

Landscape

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

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

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)⁹), such as Sites of Special Scientific Interest or [Ancient woodland](#)¹⁰. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species

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

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 171. For more information, see our publication [Agricultural Land Classification: protecting the best and most versatile agricultural land](#)¹³.

Improving your natural environment

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

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

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

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

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

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

¹³ <http://publications.naturalengland.org.uk/publication/35012>

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

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance on this](#) ¹⁴).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

¹⁴ <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>

Response 12

Respondent Details

Q1. Are you completing this form as an:

Agent

Your comments

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Response received via email from DPDS Consulting on behalf of Morrells Farming Ltd. Please see attachment.

Q3. You can upload supporting evidence here.

- File: 2022-09-05 DPDS.pdf - [REDACTED]

Your details and future contact preferences

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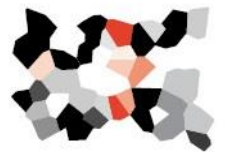
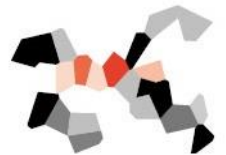
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**Representations in respect of Culham
Neighbourhood Plan 2020-2041**

July 2022 Publication Consultation

Former Waggon & Horses Public House, Culham

On behalf of Morrells Farming Ltd



September 2022

C12157



Representations in respect of Culham Neighbourhood Plan 2020-2041

July 2022 Publication Consultation

Former Waggon & Horses Public House, Culham

On behalf of Morrells Farming Ltd

Client: Morrells Farming Ltd

Reference: C12157

Version: 1

Status: Final

Author: VR

Checked: LMD

Approved: LMD

September 2022

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APPENDICES

Appendix 1	Location Plan
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1.0 Introduction and Background

- 1.1 DPDS Consulting Group (DPDS) has been instructed by Morrells Farming Ltd. (Morrells) to prepare and submit representations on their behalf in respect of the submitted version of the Culham Neighbourhood Plan 2020-2041.
- 1.2 Morrells are the landowners of the Former Waggon & Horses Public House Site in Culham (see Location Plan at Appendix 1). The Public House unfortunately closed down in 2015 due to no longer being a viable business. The site therefore doesn't currently make a positive contribution to the village.
- 1.3 Morrells are aware that the Public House is a much-missed community facility for the people of Culham, and have been exploring ways in which the facility can be reopened in a viable and sustainable way.
- 1.4 By undertaking a financial viability appraisal it has been established that, in order to financially sustain the Public House business, an element of supporting development is also required. Supporting residential development was explored through community consultation and a planning application submitted in 2018, however this application has not yet been determined.
- 1.5 The location of the site within the designated Oxford Green Belt is a major constraint and driving factor in determining a type of supporting development which would be considered acceptable or 'not inappropriate' in the Green Belt in accordance with the National Planning Policy Framework (NPPF).
- 1.6 Paragraph 147 of the NPPF states that *"Inappropriate development is, by definition, harmful to the green belt and should not be approved except in very special circumstances"*.
- 1.7 Paragraph 148 of the NPPF adds that *"When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations"*.
- 1.8 Positive discussions have been held with South Oxfordshire District Council (SODC) regarding a hotel being a suitable supporting element to the Public House, however the scale of supporting development in terms of impact on the Green Belt continues to be a key challenge. At the time of writing, a full planning application is being prepared by the applicant.
- 1.9 Morrells greatly appreciate the efforts of Culham Parish Council in continuing to work proactively with them towards the shared aim of achieving a reopened Public House. A specific Neighbourhood Plan allocation policy which supports the viable and sustainable redevelopment of the Former Waggon & Horses site is welcomed and discussed in further detail at Section 2.

2.0 Comments on allocation CUL2 – Former Waggon & Horses Public House

2.1 For ease of reference, the proposed allocation policy for the Former Waggon & Horses site is repeated below:

Policy CUL2: Former Waggon & Horses Public House

Proposals which directly provide or assist in the provision of a public house or drinking establishment use at the former Waggon and Horses Public House, as shown on the Policies Map, will be supported, provided:

- i. *A public house or drinking establishment use is retained on the site in line with the provisions of Policy CUL1 Community Facilities;*
- ii. *The scheme makes provision for publicly accessible green amenity space;*
- iii. *The location and design of any new buildings and structures are such that their height and bulk will not significantly harm the openness of the Green Belt;*
- iv. *The building materials and detailing reflect those characteristics of the local area and comply with the requirements of Policy CUL5 Design Code for Culham Village;*
- v. *Existing mature boundary trees of value and mature hedgerows are retained, unless removal is required to provide access, and new planting is undertaken, to provide adequate screening of the site within the surrounding landscape;*
- vi. *A biodiversity strategy is prepared that creates new opportunities to improve biodiversity and delivers a measurable 'net gain' in biodiversity value across the site;*
- vii. *Pedestrian and cycling access is provided off Tollgate Road to a specification to be agreed with the Highways Authority, and the layout has regard to the need to enhance pedestrian and cycle connectivity across the A415 Abingdon Road including opportunities to enhance connections as defined in Policy CUL8 Sustainable Travel;*
- viii. *Vehicle access is made from Tollgate Road in a location and type to be agreed with the Highways Authority, and suitable for waste and emergency vehicles;*
- ix. *It can be demonstrated that parking provisions would comply with the requirements of Local Plan Policy TRANS5; and*
- x. *It can be demonstrated that lighting proposals would comply with the requirements of Policy CUL10 Light Pollution.*

Inappropriate development for a Green Belt location will only be supported as part of proposals to redevelop this site if very special circumstances can be demonstrated.

2.2 The 'checklist' nature of the allocation policy is supported, as it gives both applicants and decision makers a clear understanding of the objectives, which the allocation aims to achieve and need to be delivered.

- 2.3 Part i of the allocation policy remains strongly supported, the reopening of the Public House is the raison d'être of the application.
- 2.4 Part ii is also still supported. Morrells own land to the south of the Former Waggon & Horses site and discussions with the Parish Council have concluded that this would be a suitable and desirable location for a Community Orchard. In particular, this use is considered to be "appropriate" in a Green Belt wholly consistent and compatible with national and local Green Belt policy objectives.
- 2.5 As in the March 2022 consultation, part iii of the allocation policy appears to echo the provisions of paragraph 149g (bullet one) of the NPPF, which states that:
- "149. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt Exceptions to this are:*
- g) Limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:*
- not have a greater impact on the openness of the Green Belt than the existing development;"*
- In order to eliminate any potential misinterpretation, it remains suggested that part iii of the allocation policy is reworded so that it refers out to or aligns more closely with the relevant provision of the NPPF.
- 2.6 Part iv of the allocation policy refers to compliance with the proposed Culham Design Code. Further comments are made on this under consideration of Policy CUL5 (Design Code for Culham) at Section 3 below. Specific reference is also made in part iv of Policy CUL2 to ensuring that building materials and detailing reflect the characteristics of the local area. This is certainly something that Morrells would want to achieve as part of any redevelopment of the Waggon & Horses site.
- 2.7 Part v of the allocation policy seeks to retain existing boundary vegetation. Morrells continue to support the exception in the policy which allows for removal of boundary vegetation where required to provide access into the site. The specific distinction of retaining mature boundary trees 'of value' is also welcomed, as in some cases the trees may not be healthy or may pose safety risks. If needed, an arboricultural survey can determine which trees are of value.
- 2.8 Part vi is considered to be superfluous, given that it repeats national planning policy and legislation regarding development proposals delivering a net gain in biodiversity.
- 2.9 Part vii is supported. Morrells appreciate the importance of enhancing pedestrian and cycling access and connectivity given the important role the Public House will play for existing and future communities in the area. It is also acknowledge that the Highways Authority will also need to agree to any proposals in this respect.
- 2.10 Part viii is supported. Morrells agree that a vehicular access from Tollgate Road would be safer and more desirable than establishing an access from the A415 (Abingdon Road). It is acknowledge that the Highways Authority will also need to agree to any proposals in this respect.
- 2.11 Part ix of the allocation policy is considered to be superfluous, given that it simply refers out to

Local Plan Policy TRANS5 with no site-specific guidance.

- 2.12 Part x is supported. Morrells acknowledge the impact that light pollution could have on the character of a rural village like Culham and also on local wildlife such as bats.
- 2.13 Morrells acknowledge that proposals to redevelop this Green Belt site will only be supported if they can demonstrate very special circumstances, as this has also been a significant point of discussion in prior negotiations with the South Oxfordshire District Council. To avoid any misinterpretation of this requirement, it might be useful to make direct reference to paragraphs 147 and 148 of the NPPF where this provision stems from.
- 2.14 The allocation policy is also supplemented with supporting text at paragraphs 5.10 to 5.17 of the Neighbourhood Plan.
- 2.15 The content of paragraph 5.10 sets out the Parish Councils intent to support proposals for the redevelopment of the Waggon & Horses Public House, and the policy's intended operation alongside strategic and national policies on the Green Belt. It also establishes that the Parish Council views the redevelopment of the Public House as being of high public benefit, based on the local community interest and the lack of any such other social assets. As such, this public benefit is deemed worthy of significant weight in the planning balance by the Parish Council, which is supported by Morrells who agree with the Parish Council's position.
- 2.16 With regards to paragraph 5.11, Morrells agree that *"the site does not make a positive contribution to the area and has become an eyesore in a prominent location at the entrance to the village"*. Morrells also fully authenticate that *"the current building is not fit for purpose in its current state and requires significant refurbishment in order to bring it up to acceptable standards. The cost of such refurbishment would have a significant impact on the viability of a reopened public house business"*. This feeds into the need for an element of supporting development, such as a hotel, to financially sustain the re-opened public house.
- 2.17 The first part of paragraph 5.12 accurately summarises the pre-application discussions which have been held with SODC to date and overarching principles which have been generally agreed upon. The second half of the paragraph (starting from 'It is therefore more efficient...'), however, is now out of date. Subsequent pre-application discussions and financial viability appraisal work has resulted in a feasible scheme concept which comprises a retained and refurbished original public house building together with supporting development. It is therefore suggested that the second part of paragraph 5.12 is deleted as specifics regarding the scale, layout and appearance of any development would be agreed through the planning application process and cannot be specified at this stage.
- 2.18 Paragraph 5.13 states that *"the development principles set out in the policy will secure a sustainable scheme that will benefit the village and wider parish"*, a statement which Morrells agree with. Furthermore, Morrells support the importance that this paragraph places on the retained use of the Public House in any future proposals for the site. Morrells also authenticate that the name 'Waggon & Horses' is intended to be retained for the redevelopment scheme.
- 2.19 Paragraph 5.14 notes the publicly accessible green space which should be delivered as part of any redevelopment scheme for the Waggon and Horses. As well as an associated pub garden, it has also been agreed between Morrells and the Parish Council that a new community orchard will be provided to the south of the site. Overall there will be landscape and biodiversity

improvements across the site, allowing the site as a whole to make a positive contribution to the area compared to the existing situation.

- 2.20 Paragraphs 5.15 to 5.17 largely concern matters of access and transportation. Morrells agree that the re-opened Public House will be an important meeting place for both existing residents of Culham Village to the west as well as future residents of the forthcoming strategic settlement to the east. As a result, pedestrian access from both areas will be essential, together with a well-designed new vehicular access and sufficient car and cycle parking.

3.0 Comments on other Neighbourhood Plan Policies

3.1 For completeness, Morrells also wish to comment on the following Neighbourhood Plan policies which are relevant to the Former Waggon & Horses site.

Policy CUL1: Community Facilities

3.2 Morrells support the identification of the Waggon and Horses Public House as a community facility.

Policy CUL5: Design Code for Culham

3.3 Morrells support the Design Code for Culham and have used the draft version to inform a redevelopment scheme at Waggon and Horses. Specific comments on the Culham Design Code at Appendix B of Neighbourhood Plan are listed below:

- Morrells acknowledge the important role of significant trees, hedgerows, and significant open spaces in preserving the green impression and historic rural character of Culham and the Conservation area (ref. DHP1.0.1).
- Morrells accept that proposals adjacent to the junction of Tollgate Road and the A415 must acknowledge the special prominence of this location as a historic gateway into the village (ref. DHP1.6.2). This is of particular relevance to the Waggon and Horses site and has fed into the decision to retain the original public house building as part of any redevelopment proposals.
- Morrells acknowledge that proposals should be no more than two storeys in height unless there is local precedence for taller buildings in the immediate vicinity (ref. DHP1.9.1). This is, again, of particular relevance to the Waggon and Horses site and has fed into the decision for any new development which supports the public house to be single storey, allowing the original public house to remain the focal point of the site.
- Morrells support that proposals may adopt a variety of architectural styles in respect of the composition of the buildings and of the appearance of its materials (ref. DHP 1.9.4).
- Morrells accept that all development should contribute to the maintenance and delivery of a high quality multi-functional network of Green and Blue Infrastructure in the Parish to provide long-term benefits for people, places and nature, in ways that reinforce local character (ref. 2.0.1).
- Morrells will respond to the need to enhance pedestrian and cycle connectivity across the A415 Abingdon Road from the existing village settlement as part of any redevelopment scheme. Morrells also acknowledge the prominent role the area around the junction of Tollgate Road and the A415 will play in linking together the historic rural village of Culham to the west with forthcoming strategic development to the east. The redevelopment of the Waggon and Horses site will be an opportunity to create a suitable transition between the two distinct areas (ref. DHP 3.9.1).
- Morrells support the general ambition of making development 'zero carbon ready by design' to minimise the amount of energy needed to heat and cool buildings (ref. DHP

6.2.1). This is examined further under Policy CUL9: Zero Carbon Buildings below

Policy CUL8: Sustainable Travel

3.4 Morrells understand the importance of sustainable travel and supports the objectives of this policy.

Policy CUL9: Zero Carbon Buildings

3.5 This policy sets out five requirements for new development:

- *Zero Carbon Ready by Design* – this is considered to be a reasonable ambition and welcomed in new developments to align with recent changes to building regulations.
- *Certified to Passivhaus or equivalent standard wherever feasible* – whilst this aspiration is admired, Morrells have concerns regarding the impact on financial viability of developments this would have, given the still evolving nature of this technology.
- *Building Performance* – this requirement is considered to be superfluous and a duplication of national Building Regulations which already ensure that the energy performance of buildings meet the standard as set by government legislation. This includes both the use of renewable resources and the overall energy performance of the building.
- *Whole Life-Cycle Carbon Emission Assessment* – whilst this aspiration is admired, it should be noted that many renewable resources are fairly new and we cannot be sure of their carbon emissions or how they will fair over the lifetime of the product.
- *Energy Statement* – this requirement is considered to be superfluous and a duplication of building regulations, which already ensure that new buildings meet criteria for energy performance of buildings as set by the government.

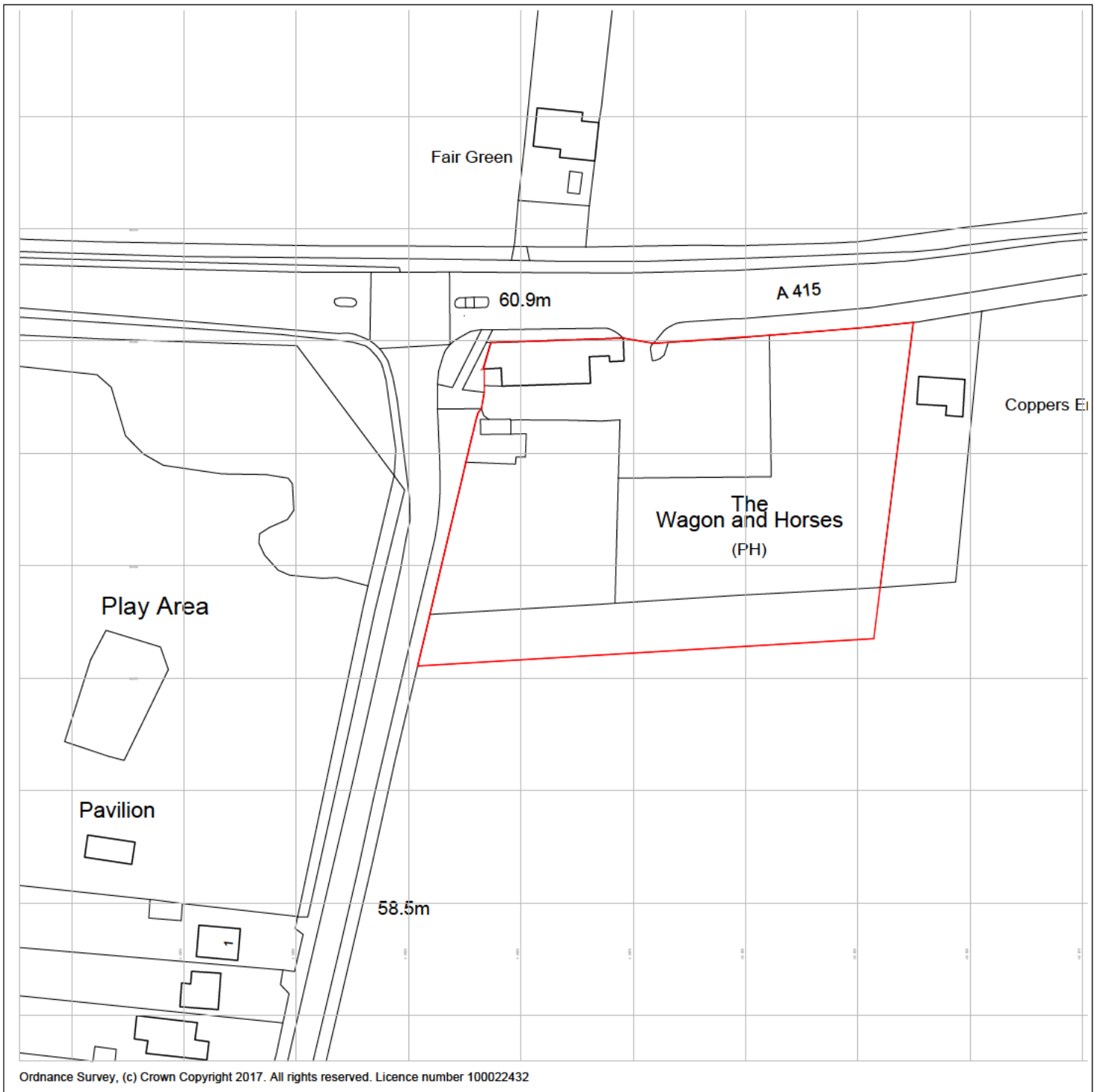
Policy CUL10: Light Pollution

3.6 Morrells acknowledge the impact that light pollution could have on the character of a rural village like Culham and also on local wildlife such as bats. As such, the objectives of this policy are supported.

4.0 Summary and Conclusions

- 4.1 These representations to the submitted Culham Neighbourhood Plan 2020-2041 have been prepared by DPDS Consulting Group (DPDS) on behalf of Morrells Farming Ltd.
- 4.2 Morrells are the landowners of the Former Waggon & Horses Public House site in Culham. The Public House unfortunately closed down in 2015 due to no longer being a viable business. Morrells are aware that the Public House is a much missed community facility for the people of Culham, and have been exploring ways in which the facility can be reopened in a viable and sustainable way.
- 4.3 Morrells continue to support the objectives of the Culham Neighbourhood Plan. By allocating the Waggon and Horses site for redevelopment (Policy CUL2) and setting specific policy provisions to deliver public benefit and mitigate any harm – the Neighbourhood Plan contributes towards a demonstration of ‘very special circumstances’ in support of the redevelopment of the Waggon and Horses site in line with NPPF paragraph 148.
- 4.4 Morrells sincerely hope that this will enable the reopening of the Waggon and Horses Public House for existing and future generations of Culham.

Appendix 1 – Location Plan



Client

Balfours

Project

Wagon and Horses PH

Drawing

Location Plan

Date
November 2021

Drawn
KLN

Checked
VR

Drawing No.

Revision

Scale

C12157.PL.001

-

1:1250@A4

DRAWING ISSUED BY:

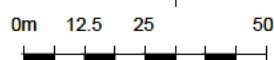
- DEVELOPMENT PLANNING & DESIGN SERVICES
- DPDS ARCHITECTURE

FOR:

- FEASIBILITY
- PLANNING
- BUILDING REGULATIONS
- TENDER
- CONTRACT

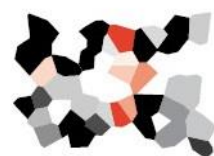
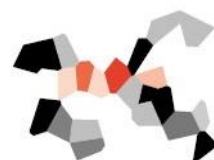
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Response 13

Respondent Details

Q1. Are you completing this form as an:
Organisation

Your comments

<p>Q2. You can provide your comments on the Culham Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>Response received via email from Highways England. Please see the below:</p> <p>"Thank you for inviting National Highways to comment on the above Consultation.</p> <p>National Highways has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network (SRN). The SRN is a critical national asset and as such National Highways works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.</p> <p>We will therefore be concerned with proposals that have the potential to impact the safe and efficient operation of the SRN, in this case the A34.</p> <p>We have reviewed the above consultation and have 'No Comments'. However, please continue to send any future correspondence/consultation in relation to the Neighbourhood Plan to our team's inbox at: planningse@nationalhighways.co.uk"</p>

Your details and future contact preferences

<p>Q8. After the publicity period ends, your response will be sent to an independent examiner to consider. 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. 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.</p>						
<table><tr><td>Title</td><td>Mrs</td></tr><tr><td>Name</td><td>Beata Ginn</td></tr><tr><td>Job title (if relevant)</td><td>Assistant Spatial Planner</td></tr></table>	Title	Mrs	Name	Beata Ginn	Job title (if relevant)	Assistant Spatial Planner
Title	Mrs					
Name	Beata Ginn					
Job title (if relevant)	Assistant Spatial Planner					

Q8. After the publicity period ends, your response will be sent to an independent examiner to consider. 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. 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.

Organisation (if relevant)	National Highways
Organisation representing (if relevant)	-
Address line 1	Bridge House
Address line 2	Walnut Tree Close
Address line 3	-
Postal town	Guildford
Postcode	GU1 4LZ
Telephone number	-
Email address	Beata.Ginn@nationalhighways.co.uk

Response 14

Respondent Details

Q1. Are you completing this form as an:
Agent

Your comments

Q2. You can provide your comments on the Culham Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.
Response received from Avison Young on behalf of National Grid. Please see attachment.

Q3. You can upload supporting evidence here.
<ul style="list-style-type: none">File: 2022-09-07 National Grid.pdf - [REDACTED]

Your details and future contact preferences

Q8. After the publicity period ends, your response will be sent to an independent examiner to consider. 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. 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	Matt Verlander
Job title (if relevant)	Director
Organisation (if relevant)	Avison Young
Organisation representing (if relevant)	National Grid
Address line 1	3 Brindley Place
Address line 2	-
Address line 3	-

Q8. After the publicity period ends, your response will be sent to an independent examiner to consider. 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. 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.

Postal town	Birmingham
Postcode	B1 2JB
Telephone number	-
Email address	nationalgrid.uk@avisonyoung.com

Our Ref: MV/ 15B901605



07 September 2022

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

Dear Sir / Madam

**Culham Neighbourhood Plan Regulation 16 Consultation
July – September 2022
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 no assets are currently affected by proposed allocations 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,

A handwritten signature in black ink, appearing to read "Matt Verlander".

Matt Verlander MRTPI

Director

0191 269 0094

matt.verlander@avisonyoung.com

For and on behalf of Avison Young

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 visit the website: <https://lsbud.co.uk/>

For local planning policy queries, please contact: nationalgrid.uk@avisonyoung.com

Response 15

Respondent Details

Q1. Are you completing this form as an:

Organisation

Your comments

Q2. You can provide your comments on the Culham Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

Response received via email from Oxfordshire County Council. Please see attachment.

Q3. You can upload supporting evidence here.

- File: 2022-09-07 OCC.pdf - [REDACTED]

Your details and future contact preferences

Q8. After the publicity period ends, your response will be sent to an independent examiner to consider. 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. 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	Sarah Steere-Smith
Job title (if relevant)	Planner
Organisation (if relevant)	Oxfordshire County Council
Organisation representing (if relevant)	-
Address line 1	Oxfordshire County Council
Address line 2	County Hall
Address line 3	New Road

Q8. After the publicity period ends, your response will be sent to an independent examiner to consider. 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. 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.

Postal town	Oxford
Postcode	OX1 1ND
Telephone number	-
Email address	Sarah.Steere-Smith@Oxfordshire.gov.uk

**OXFORDSHIRE COUNTY COUNCIL'S RESPONSE TO THE FOLLOWING
CONSULTATION:**

District: South Oxfordshire

Consultation: **Culham Neighbourhood Plan Submission Plan**

Annexes to the report contain officer advice.

Overall View of Oxfordshire County Council

Please refer to the County Council's response of 14th March 2022. We have no further comments to add to this other than the archaeology and minerals and waste responses appended below.

Officer's Name: Sarah Steere-Smith

Officer's Title: Planner

Date: 07 September 2022

ANNEX 1
OFFICER ADVICE

District: South Oxfordshire
Consultation: Culham Neighbourhood Plan (Submission Document)
Team: Oxfordshire County Archaeological Service
Officer's Name: Steven Weaver
Officer's Title: Planning Archaeologist
Date: 15/08/2022

Archaeology Comments

Whilst it would remain our recommendation that the Neighbourhood Plan should be amended to include a specific policy on the historic environment as previously advised (12/2/2022), if the current approach to the re-wording of Policy CUL6: Local Heritage Assets of the submission draft remains the preferred approach then we would advise as a minimum that this should be amended to the following:

'Policies ENV6 to ENV10 of the SODCLP will therefore continue to apply to above or below ground archaeological remains as well as other elements of the historic environment.'

District: South Oxfordshire
Consultation: Culham Neighbourhood Plan (Submission Document)
Team: Minerals and Waste Local Plan Principal Officer
Officer's Name: Charlotte Simms
Officer's Title: Planning Archaeologist
Date: 07/09/2022

Minerals and Waste Comments

We have a minor comment on this Neighbourhood Plan; ideally we would wish to see The Oxfordshire Minerals and Waste Local Plan: Part 1 Core Strategy adopted in 2017 referenced in Section 3.4 alongside the SOLP 2020. The Core Strategy also forms part of the Development Plan of which the Neighbourhood Plan must be in conformity with. Part of the identified Neighbourhood Plan area falls within the Minerals Safeguarding Area therefore this and Policy M8 could be referenced in this section.

We are pleased to see the acknowledgement of the mineral safeguarding area in the Introduction of the Culham Design Code (Appendix B).