

Cholsey Neighbourhood Plan Review - publicity period

Response 1

Respondent Details

Information	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

Q1. Are you completing this form as an:
Individual

Your comments

Q2. You can provide your comments on the Cholsey Neighbourhood Plan Review 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.
I am happy to support the neighbourhood plan. It clearly states how our housing needs will be met.

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

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.

Name	Name
[Redacted]	Caroline Head
[Redacted]	
[Redacted]	
[Redacted]	
[Redacted]	[Redacted]
[Redacted]	
[Redacted]	
[Redacted]	[Redacted]
[Redacted]	[Redacted]
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[Redacted]	[Redacted]

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Response 2

Respondent Details

Information	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

Q1. Are you completing this form as an:
Individual

Your comments

Q2. You can provide your comments on the Cholsey Neighbourhood Plan Review 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.

As a resident of a nearby village who would be affected by the extra traffic created if unnecessary new developments are allowed in Cholsey I support the revised z neighbourhood plan. Deciding where new housing and new employment should go is an important part of the plan. Particularly the following aims:-

The plan is for the Parish as a whole and looks at a wide range of issues, including:

- Achieving high quality development which fits well with the location
- Protecting open space within the village as well as the surrounding countryside including the landscape, views, and habitats
- Meeting local housing needs
- Local transport proposals, including the maintenance and enhancement of public rights of way
- Facilitating improved community facilities
- Addressing the challenges brought about by the Climate Change Emergency.

Public examination

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No, I do not request a public examination

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.

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Name	Susan Robson
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Response 3

Respondent Details

Information	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

Q1. Are you completing this form as an:
Individual

Your comments

<p>Q2. You can provide your comments on the Cholsey Neighbourhood Plan Review 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>I moved into Cholsey as a teenager in 1979. Like many I left and later returned. Cholsey was chosen as the place to settle with my family as it offered homes, work opportunities, a good school and lots of open spaces. Over the past decade (or more) these green spaces have been disappearing and extra housing has put demands on the infrastructure which was never designed for such density of homes. Key roads like Ilges Lane, Church Road, Honey Lane are already very congested and pedestrians have to criss cross through parked cars. The proposed Leavesy development will mean that the final field within the village will disappear. This was not in the neighbourhood plan. The plan provided for a large number of homes on smaller and infill sites and was voted for by almost the entire village. We produced a plan, we consulted on it, we voted on it, we all agreed with it. Varying the plan after this would suggest it was a pointless exercise and the views of the village are of no importance. Thank you.</p>

<p>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.</p>
<p>Adopt the plan without any variance</p>

Public examination

<p>Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Cholsey Neighbourhood Plan Review:</p>
<p>Don't know</p>

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.

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Name	Trevor █
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Response 4

Respondent Details

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[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

Q1. Are you completing this form as an:
Individual

Your comments

Q2. You can provide your comments on the Cholsey Neighbourhood Plan Review 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>Having attended various consultations throughout the formation of the original plan and the revision before you now it is clear how hard the team have worked to ensure the needs and opinions of the community are taken into account. The team have worked hard to ensure they meet the criteria of the basic conditions statement and reflect the changes in the NPPF as well as adhering to the SODC local plan 2035. The built up area boundary referred to in paragraph 108 is very important to our community and any proposed development.</p> <p>I am particularly pleased to see the references to climate change and the changes in government policy. I fully support the plan revision.</p>

Public examination

Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Cholsey Neighbourhood Plan Review:
No, I do not request a public examination

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.

Name	Val Bolt
[REDACTED]	
[REDACTED]	
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
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[REDACTED]	[REDACTED]
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Response 5

Respondent Details

Information	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

Q1. Are you completing this form as an:
Individual

Your comments

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I support the changes to the plan

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 Cholsey Neighbourhood Plan Review:
Yes, I request a public examination

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.

Name	Hugh Pope
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
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Response 6

Respondent Details

Information	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

Q1. Are you completing this form as an:
Individual

Your comments

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I wish to support the updated NP for Cholsey

Public examination

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No, I do not request a public examination

Your details and future contact preferences

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Name	Paul Ramsay
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Response 7

Respondent Details

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[REDACTED]	[REDACTED]
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[REDACTED]	[REDACTED]

Q1. Are you completing this form as an:
Individual

Your comments

<p>Q2. You can provide your comments on the Cholsey Neighbourhood Plan Review 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>The plan has my support. A comprehensive and professional piece of work. I strongly support the built up boundary as defined in map 4 in the plan. I am very keen that the rural setting of Cholsey as a village remains separate from the town of Wallingford. I also echo those concerns raised regarding traffic and parking in the centre of the village, as well as other infrastructure issues such as sewerage and doctors surgery need that have not kept pace with the increased growth in recent years.</p>

Public examination

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No, I do not request a public examination

Your details and future contact preferences

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Name	Judy Collins
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Response 8

Respondent Details

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[REDACTED]	[REDACTED]
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[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

Q1. Are you completing this form as an:
Individual

Your comments

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I fully support the proposed changes to the Cholsey Neighborhood Plan. In particular the changes to improve climate resilience and fight climate change are essential in my opinion.

Public examination

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Your details and future contact preferences

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Name	Michiel
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Response 9

Respondent Details

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[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

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 above Cholsey 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

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	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
Postcode	OX5 1NY
Telephone number	-
Email address	chris.gaskell@sse.com

Response 10

Respondent Details

Information	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

Q1. Are you completing this form as an:
Organisation

Your comments

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<p>Response received via email from Historic England. Please see attachment.</p>

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

Your details and future contact preferences

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

Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the plan?

Yes I would like to be notified



Dear Sir/ Madam,

Ref: Cholsey 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 via email, if you have any queries.

Yours sincerely,

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

Response 11

Respondent Details

Information	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

Q1. Are you completing this form as an:
Organisation

Your comments

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<p>Response received via email from The Coal Authority. Please see below:</p> <p>"Thank you for your notification below regarding the Cholsey Neighbourhood Plan Review 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>

Your details and future contact preferences

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Title	-
Name	Deb Roberts
Job title (if relevant)	Planning and Development Manager
Organisation (if relevant)	The Coal Authority
Organisation representing (if relevant)	-
Address line 1	200 Lichfield Lane
Address line 2	-
Address line 3	-
Postal town	-
Postcode	NG18 4RG
Telephone number	-
Email address	thecoalauthority-planning@coal.gov.uk

Response 12

Respondent Details

Information	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

Q1. Are you completing this form as an:
Organisation

Your comments

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Response received via email from Thames Water. Please see attachment.

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

Your details and future contact preferences

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Title	-
Name	David Wilson
Job title (if relevant)	Thames Water Property Town Planner
Organisation (if relevant)	Thames Water
Organisation representing (if relevant)	-
Address line 1	1st Floor West, Clearwater Court
Address line 2	Vastern Road
Address line 3	-
Postal town	Reading
Postcode	RG1 8DB
Telephone number	-
Email address	david.wilson@thameswater.co.uk



David Wilson
E: david.wilson@thamewater.co.uk
M: +44 (0) 7747 647031

South and Vale Councils
Issued via email:
planning.policy@southandvale.gov.uk

1st Floor West
Clearwater Court
Vastern Road
Reading
RG1 8DB

16 August 2022

South Oxfordshire - Cholsey Neighbourhood Plan Review

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:

Policy CNP13 - General Water and Wastewater Infrastructure Comments

We support that there is a separate policy covering water and wastewater/sewerage infrastructure in the Neighbourhood Plan. However, we consider that the policy requires updating.

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 Policy CNP13 be updated in accordance with the following 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.

Policy CNP13 part 252 should be updated as follows:

“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.”

Development within the vicinity of Sewage Treatment Works and Sewage Pumping Stations

The neighbourhood plan should assess the impact of any new development proposals within the vicinity of existing sewage works/sewage pumping stations in line with the Agent of Change principle set out in the NPPF, paragraph 187. Cholsey Sewage Treatment Works is located to the north of the village settlement boundary.

Where new development is being proposed within 800m of a sewage treatment works or 15m of a sewage pumping station, the developer or local authority should liaise with Thames

Water to consider whether an odour impact assessment is required as part of the promotion of the site and potential planning application submission (may depend on size of sewage works). The odour impact assessment would determine whether the proposed development would result in adverse amenity impact for new occupiers, as those new occupiers would be located in closer proximity to a sewage treatment works/pumping station.

Paragraph 174 of the NPPF, February 2021, sets out that: "Planning policies and decisions should contribute to and enhance the natural and local environment by:e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans..."

Paragraph 185 goes on to state: "Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development...."

The online PPG states at Paragraph: 005 Reference ID: 34-005-20140306 that: "Plan-making may need to consider:whether new development is appropriate near to sites used (or proposed) for water and wastewater infrastructure (for example, odour may be a concern).."

The odour impact study would establish whether new resident's amenity will be adversely affected by the sewage works and it would set the evidence to establish an appropriate amenity buffer. On this basis, text similar to the following should be incorporated into the Neighbourhood Plan: "When considering sensitive development, such as residential uses, close to the Sewage Treatment Works, a technical assessment should be undertaken by the developer or by the Council. The technical assessment should be undertaken in consultation with Thames Water. The technical assessment should confirm that either: (a) there is no adverse amenity impact on future occupiers of the proposed development or; (b) the development can be conditioned and mitigated to ensure that any potential for adverse amenity impact is avoided."

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 be 'D. Wilson', written in a cursive style.

David Wilson
Thames Water Property Town Planner

Response 13

Respondent Details

Information	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

Q1. Are you completing this form as an:
Agent

Your comments

<p>Q2. You can provide your comments on the Cholsey Neighbourhood Plan Review 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 Wardell Armstrong on behalf of JT Leavesley Ltd. Please see attachment.</p>

Q3. You can upload supporting evidence here.
<ul style="list-style-type: none">File: 2022-08-23 Wardell Armstrong.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	-
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Job title (if relevant)	Principal Planner
Organisation (if relevant)	Wardell Armstrong
Organisation representing (if relevant)	JT Leavesley Ltd
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Our ref: AD/ST15372/LET-014

Date: 23rd August 2022

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

Dear Sir/ Madam

**Representation submission in response to the Cholsey Neighbourhood Plan Consultation
Submission Draft on behalf of JT Leavesley Ltd.**

Introduction

This representation is submitted on behalf of JT Leavesley Ltd who are taking forward a proposed development at Papist Way in Cholsey and seek to offer constructive comment on the Cholsey Neighbourhood Plan and the approach that should be adopted in seeking to determine that the plan is a suitable and fit for purpose vehicle to determine development direction within Cholsey Parish.

Previous representations to the Neighbourhood Plan have relatively recently been submitted, the most recent was provided in May 2022 in response to the Regulation 14 pre-submission consultation. As previously, we continue to fully support the Parish in seeking to keep the Neighbourhood Plan up to date for the purposes of the National Planning Policy Framework (NPPF) and to suitably reflect the Local Plan 2035, which was adopted after the Cholsey Neighbourhood Plan (CNP). Previous comments provided noted the need and opportunity for the Plan review to properly and in a sound manner based on up to date evidence respond further housing and wider development needs both within Cholsey and South Oxfordshire as a whole. We submit that these comments remain valid with no changes of policy direction or overall strategy apparent between the pre-submission and submission draft of the Cholsey Neighbourhood Plan review process. The responses from the Parish Council to our





representation seems to put the responsibility on the District Council regarding the matter of properly reflecting development needs in an up-to-date manner.

In order to ensure that a Neighbourhood Plan is acceptable in the event that there are material changes proposed to policies within the plan as part of the review process, it is necessary for the plan to re-consult and develop from the reg-14 stage. We note and support that the CNP has set out to do so in order to comply with statutory requirements. We further support the detailed review process identified on page 11 of the submission draft of the CNP which expresses the intent to submit the plan to an independent examiner to ensure it is acceptable and able to form a properly functioning facet of the overall Development Plan.

Assessment of Basic Conditions

In order for a draft Neighbourhood Plan or Order to progress to referendum, it must meet a set of basic conditions to establish that it is an appropriate policy document for inclusion within the Development Plan. These basic conditions are identified at paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. The specific requirements of these conditions are set out in paragraphs 'a' through 'g', with the prevailing theme within being that Neighbourhood Plans need to be in accordance with wider national guidance and Development Plan policy principles.

As a starting point we would draw attention to basic condition 'a' which requires that Neighbourhood Plans have regard for national policies and advice contained in guidance issued by the Secretary of State. A core focus in this regard should be the National Planning Policy Framework (NPPF) and Planning Policy Guidance (PPG) which both require that plan making be supported by the most up to date evidence. We would also suggest that the government objective to '*significantly boost the supply of homes*' is a key aspect for consideration when preparing Neighbourhood Plans as they are in a key position to allocate additional development beyond that specified in the development plan.

Basic condition 'e' identifies that Neighbourhood Plans should be '*in general conformity with the strategic policies contained in the development plan for the area*'. The South Oxfordshire District Council (SODC) Local Plan expressly places reliance on Neighbourhood Plans to meet development need within certain settlements, including Cholsey. It is therefore a clear intent of the adopted Local Plan that Neighbourhood Plans be proactive in their approach to the allocation of sustainable development, meeting need as it arises.



The need to contribute towards wider development objectives is reflected within basic condition 'd' which expressly identifies that Neighbourhood Plans should '*contribute to the achievement of sustainable development*'. In order to maximise the potential contribution towards sustainable development, it is logical that the Cholsey Neighbourhood Plan should proactively embrace the most up to date evidence available and not rely on aged evidence. Recently there have been a number of well publicised planning appeals within South Oxfordshire which have consistently demonstrated that the Council is unable to demonstrate a suitable housing land supply, as well as having a significant unmet (and growing) need for affordable housing and C2 homes and accommodation caring for the needs of the elderly. We note that SODC maintain they are able to demonstrate a sufficient housing land supply; however it is our contention that all recent evidence - at least four recent planning appeals - clearly contradicts this view. For example, the deficiency in affordable housing across South Oxfordshire is quoted as 'eye watering' by a Governmental Inspector.

We would therefore suggest that for the purposes of the tests within the 'basic conditions', the Cholsey Neighbourhood Plan should acknowledge and seek to contribute to this shortfall by a re-examination of the need context. It is considered wholly appropriate to roll-forward the 2019 proposition for addressing development needs based on a 2014 SHMA – some 8 years on – to produce an alleged 'updated NP' that is in effect not updated at all or reflective of the most recently available evidence.

Ignoring the above concept is only going to exacerbate the need cases that are now being regularly brought to bear on local appeals, with NP's being a responsive vehicle to be able to positively deal with such matters. Indeed, the SODC Local Plan identifies the positive role that NPs' should make in providing for development needs.

Summary

It is accepted that the tests applied to a Neighbourhood Plan examination may not be quite as rigorous as those applied during the Local Plan process. However, a core principle for policy making, including those found in relation to Neighbourhood Plans is that they must be supported by appropriate and up to date evidence. This view is supported by the PPG, notably Paragraph: 040 Reference ID: 41-040-20160211 which states:

'where neighbourhood plans contain policies relevant to housing supply, these policies should take account of latest and up-to-date evidence of housing need'



This sentiment is again reflected in paragraph 084 Reference ID: 41-084-20190509 which identifies:

'To reduce the likelihood of a neighbourhood plan becoming out of date once a new local plan (or spatial development strategy) is adopted, communities preparing a neighbourhood plan should take account of latest and up-to-date evidence of housing need, as set out in guidance'.

The utilisation of up-to-date evidence is at the acknowledged centre of plan making and will be key to ensuring that the Cholsey Neighbourhood Plan is a conforming component of the overall Development Plan. We would therefore urge the examination of the CNP ensure that the most recently tested evidence rather than that now heavily dated is the basis on which the plan is formed, and the Neighbourhood Plan be encouraged to sustainable development opportunities accordingly.

Yours sincerely

for Wardell Armstrong LLP

Adam Day

Principal Planner

aday@wardell-armstrong.com

Response 14

Respondent Details

Information	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

Q1. Are you completing this form as an:
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Your comments

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Response received via email from Arron Twamley Planning on behalf of Deanfield Homes Limited. Please see attachment.

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	Arron Twamley
Job title (if relevant)	Director
Organisation (if relevant)	Arron Twamley Planning
Organisation representing (if relevant)	Deanfield Homes Limited
Address line 1	Paddock Barn
Address line 2	-
Address line 3	-
Postal town	Buckland
Postcode	SN7 8PY
Telephone number	-
Email address	arron@arrontwamleyplanning.co.uk

Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the plan?

Yes I would like to be notified



Ref: 108 Cholsey

24 August 2022

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

By Email Only

Dear Sir or Madam,

Cholsey Neighbourhood Plan Submission Version: Development Reps

On behalf of our client Deanfield Homes Limited we write in reference to the Cholsey Neighbourhood Plan (CNP) Submission Version.

We are preparing the representations in context of land off Goldfinch Lane and north-west of Wallingford Road, Cholsey. The site comprises two fields (labelled 1 and 2) within the attached location plan.

The above site has been signed up by Deanfield Homes (via an option agreement) and the comments contained within this letter supersede any previous reps submitted by the landowner (either within this or any other CNP consultation).

Deanfield Homes

Deanfield Homes is an experienced housebuilder specialising in small to medium sized residential developments within Oxfordshire. Deanfield Homes are committed to creating new homes in environments that have a real sense of place. Deanfield Homes design developments to integrate well into established communities and are sympathetic to their environment and local architectural styles.

Paddock Barn, Buckland, Faringdon, Oxfordshire, SN7 8PY
E: arron@arrontwamleyplanning.co.uk T: 07761 666182

Director Arron Twamley BA (Hons) Dip TP MRTPI
Registered in England and Wales with No. 12254820 and VAT Registrat on No. 356004718



Deanfield Homes wants to ensure the CNP is fit for purpose in respect to providing a development framework for the village. The CNP also needs to be consistent with national and local strategic policy set out in the National Planning Policy Framework (NPPF), the South Oxfordshire Local Plan 2035, the South Oxfordshire and Vale of White Horse Joint Local Plan 2041 and the neighbourhood plan evidence documents (as outlined in the Index of Evidence).

Deanfield Homes understands the CNP needs to carefully balance the development needs of the village against environmental and technical impacts, as well as the delivery of appropriate means of mitigation. It also needs to provide the appropriate levels of infrastructure and address the issues of affordability.

Cholsey

Cholsey is an attractive place to live, it is located within South Oxfordshire district where there is a strong competitive economy and a high quality historic and natural environment. It is however not without its constraints including a need to protect critical areas of Green Belt land, important areas of the AONBs and areas prone to flooding. It also suffers from high levels of traffic congestion and poor infrastructure. Its biggest constraint however is affordability. Cholsey is located in close proximity to Wallingford and lies just outside the North Wessex Downs Area of Natural Beauty (AONB).

Cholsey Neighbourhood Plan (CNP) Comments

Although the purpose of this CNP Submission Version is to bring it into line with the South Oxfordshire Local Plan 2035, as well as changes to national policy, a major shortcoming of the CNP is a lack of reference to the emerging South Oxfordshire and Vale of White Horse Joint Local Plan 2041. The Joint Local Plan 2041 was recently subject to a Regulation 18 consultation which ended on 23 June 2022.

The consultation also sought views in respect to the Sustainability Appraisal (SA), Habitats Regulations Assessment (HRA) Scoping Report, Draft Settlement Assessment Methodology and Duty to Cooperate Scoping Document.

On the basis the new Joint Local Plan 2041 is expected to be adopted by October 2024, as referenced within the Local Development Scheme (LDS) dated May 2022, it is our view the CNP should be aligned to the new plan and not the Local Plan 2035.

At best once the CNP is 'made' it would only be up to date for 12 -18 months before it would require updating again. As the cost-of-living crisis intensifies and the council's resources are further stretched it would seem a waste of public finances if the CNP is pursued further in its current form.

It is therefore requested the update to the CNP is paused until such time the Joint Local Plan 2041 is further progressed.

Owing to the acute housing needs across the district, as well as Oxford's unmet needs, it is very likely the new Joint Local Plan 2041 would require Cholsey to take additional housing growth because it's only one of twelve larger villages in the district that can take new development sustainably (it is also a local service centre). There is also a high need for affordable and starter homes, as well as elderly accommodation (particularly those wishing to down size but stay within Cholsey) which needs to be addressed.

We therefore consider the village Built-up Area Boundary shown within policy CNP H2 should only be an interim measure and reviewed once new housing growth is required in Cholsey by the Joint Local Plan 2041.

We would like our client's land considered for an allocation for new housing. We can provide full justification of the site's allocation, including any environmental, landscape and technical assessment on request.

We do not therefore support policy CNP H2 or Cholsey Proposals Map (Map 8) as shown in figure 1 below.

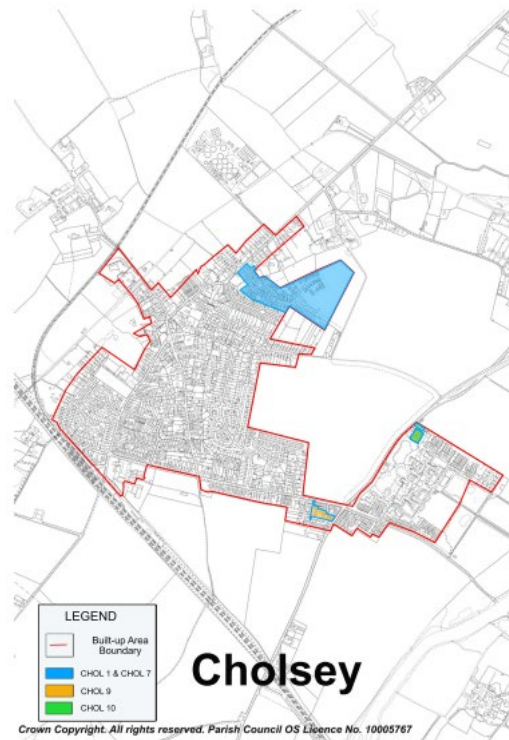


Figure 1 - Cholsey Proposals Map (Map 8)

Although the Cholsey Proposals Map (Map 8) shows allocated housing sites (CHOL 1, CHOL 7, CHOL 9 and CHOL 10) these have already been approved and are either already occupied or under construction.

We consider Cholsey's sustainability ranking could be boosted further if it were included within the Science Vale area (via an amendment within the Joint Local Plan 2041). Locating Cholsey within Science Vale would bring about important economic, social and environmental benefits, and would also help to satisfy housing need within the village.

Although Cholsey is located near to the North Wessex Downs AONB this should not be used as a reason to limit housing growth within the village. Housing growth is considered important for Cholsey to ensure its future viability and vitality.

The made Cholsey Neighbourhood Plan lists a number of community requirements within the village, and these range from a mix of social/community priorities, transport improvements, utility upgrades, housing needs and environmental improvements. It is considered these community needs can only be met through new housing growth within the village (via CIL/s106 contributions).

New development would also increase the population size within the village which would help to sustain local shops and services, the local school and public transport provision.

'Site Specific' Comments

Our client's site is approximately 7.5 hectares in size and could accommodate up to 100 dwellings within a landscape led development, with access taken off Goldfinch Lane and Wallingford Road.

Provision would also be made for new public open space and biodiversity areas, as well as the necessary off sets areas for the nearby sewage works.

It would also be necessary to soften the edge of the development, so it sits well in the landscape and does not extend the village significantly into the open countryside. The existing hedgerow along the north-west boundary, which can be enhanced further with structural landscaping, and the presence of the sewage works would serve as a clear barrier between the proposed development and the countryside beyond.

We support CNP policies H5 (layout and design), H4 (affordable housing), I1 (contributions), I3 (drainage) and I7 (home working). We consider the development proposals for the site can be designed to accord with these policies as follows:

In accordance with policy CNP H5 the site would be developed as appropriate to the site context as well as overall scale of development. Furthermore, there would be safe access/connectivity for pedestrians and cyclists to the village and surrounding countryside. The proposed development would also have:

- good access to effective public transport services
- minimise traffic through the village
- ensure all types of housing are well integrated
- provide good quality, well designed homes
- provide an attractive environment maintaining Cholsey's distinctiveness
- make provision for green infrastructure
- at least a 10% net gain in biodiversity to be provided in the local area
- meet the objectives in the South Oxfordshire Design Guide
- provide a neighbourly environment for all residents
- provide for residents' wellbeing and ensure they are not subject to unacceptable levels of noise or odour
- provide facilities and infrastructure demonstrated to be required
- meet the challenge of climate change and flooding
- ensure new housing is in keeping with local character, materials, and colour palette
- provide for enough landscaping to soften the impact of the buildings and of the village in the wider landscape
- contribute to improving provision for recreation
- make provision for access to fast broadband
- have electric vehicle charge point(s)

In accordance with CNP paragraph 105 the proposed development would not lead to coalescence between Cholsey and Wallingford. The CNP states the gap between Cholsey, and Wallingford is important because it provides a visual link between the North Wessex Downs and Chilterns AONBs. It also provides extensive views of the Sinodun Hills around Wittenham Clumps.

In line with policy CNP H4 the site can deliver up to 40% affordable housing with 25% of these being First Homes, 35% Social Rent and 25% Affordable Rent. Other routes to affordable home ownership can also include 15% Priority on first letting or sale of 20% of affordable homes to people with a strong local connection.

In line with policy CNP I1 where appropriate the development would provide a contribute towards facilities within Cholsey, including the enhancement of existing facilities, for formal and informal sport and recreation to meet adopted standards for the increased population generated by the development. It is noted this includes provision for toilets, changing facilities, maintenance, and parking as well as increased pitches and other facilities.

In line with policy CNP I3 the development would demonstrate it would not exacerbate surface and groundwater drainage and flooding problems. Where required a Sustainable Drainage System (SuDS) would be incorporated into the development. The development would be designed to neither exacerbate existing water supply or wastewater issues nor create water supply or disposal issues for properties elsewhere in the neighbourhood area. Where necessary the development would be designed to Building Regulations water consumption standard for water scarce areas (110 litres per person per day).

In accordance with policy CNP I7 the development proposals would make provision for future residents to work from home without detriment to neighbouring properties.

Summary and Conclusion

Deanfield Homes supports Cholsey Neighbourhood Plan (CNP) in principle provided the above points are fully considered/taken on board. Deanfield Homes welcome the opportunity to discuss their development proposals at Cholsey with the parish council and South Oxfordshire District Council's policy team at the earliest opportunity. The site can also be submitted as part of the council's call for land and buildings.

We would appreciate being kept updated on progress on the CNP as well as the Joint Local Plan 2041.

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

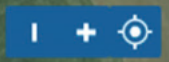
Yours sincerely



ARRON TWAMLEY
DIRECTOR
ATP LTD

Enc Location Plan

CC Deanfield Homes



— Proposed Cholsey N.P. Residential Land Parcels

Rev.	Date	Detail
 <p>ASCOT DESIGN Timeless architecture</p> <p><small>Ascot Design Ltd, Ashurst Manor, Ashurst Park, Ascot, Berkshire, SL0 7UD Tel: 01344 279333 Fax: 01344 279331 Email: info@ascotdesign.com www.ascotdesign.com</small></p>		
Client: DEANFIELD HOMES		
Project Title: Land at Cholsey off Goldfinch Lane, OX10 9LD		
DRAWING Title: Proposed Cholsey N.P. Residential Land Parcels (Red Line)		
Scale: NTS	Date: AUG '22	Drawn:
DRAWING No.: 22-J4047-FL02		Rev.:
<small>The copyright in this document and design is confidential to and the property of Ascot Design Limited</small>		

Response 15

Respondent Details

Information	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
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Q1. Are you completing this form as an:
Organisation

Your comments

<p>Q2. You can provide your comments on the Cholsey Neighbourhood Plan Review 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>Please see attachment.</p>

<p>Q3. You can upload supporting evidence here.</p>
<ul style="list-style-type: none">File: 2022-08-22 Cholsey Review Reg 16 Comments_FINAL.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	Ben Duffy
Job title (if relevant)	Planning Policy Officer
Organisation (if relevant)	South Oxfordshire District Council
Organisation representing (if relevant)	-
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Address line 2	-
Address line 3	-
Postal town	Milton
Postcode	OX14 4SB
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Policy and Programmes

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



Listening Learning Leading

Contact officer: Ben Duffy

ben.duffy@southandvale.gov.uk

Tel: 01235 422600

31 August 2022

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

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

In order to fulfil our duty to guide and assist, required by paragraph 3 of Schedule 4B to the Town and Country Planning Act 1990 (as amended), the council commented on the emerging Cholsey Neighbourhood Development Plan (NDP) Review 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 52	We recommend adding sourcing and dating the reference that there are now 1740 dwellings in Cholsey.
2	Paragraph 80	The Local Plan and Neighbourhood Plans form part of the Development Plan and the relationship between these documents is set out in statute. We recommend paragraph 80 is omitted.
3	Paragraph 93	This paragraph discusses the SA, which supported the preparation of the made plan. The council has recently undertaken a Strategic Environmental Assessment (SEA) screening to assess the likely significant environmental effects of the plan modification proposals. We recommend updating this section to Ref. Section/Policy Comment/Recommendation reflect this process. You should also refer to the outcome of the SEA screening.
4	Policy CNP H1	East End Farm (CHOL1) and Fairmile (CHOL10) site allocations are now built out. These should be removed from policy recognising that they are now complete.
5	Policy CNP H1b	<p>We recognise that this policy sets out a minimum density requirement for major sites of 25 dwellings per hectare. However, since this policy was adopted the South Oxfordshire Local Plan 2035 has come into force.</p> <p>Policy STRAT5 of the plan sets out the districts approach to residential densities. It sets out that proposals should optimise the use of land, as this will help in creating more sustainable places. It also states that sites well related to existing towns and villages and served by public transport may be expected to achieve higher densities of 45 dwellings per hectare. Cholsey has a regular bus service to Wallingford and has a train station with connections to Didcot, Oxford and London.</p> <p>Cholsey is well related to existing towns and served by public transport, therefore the higher density of 45dph should be the starting point unless there are clearly justified planning reasons why a site cannot achieve this density.</p>
6	CNP H4	To ensure consistency with the glossary definitions of affordable housing types in the NPPF, "Other routes to affordable home

Ref.	Section/Policy	Comment/Recommendation
		ownership” should be renamed to “Other affordable routes to home ownership”.
7	Policy CNP H6	<p>We recognise that this policy is part of the currently ‘made’ Cholsey Neighbourhood Plan. However, following the publication of the Examiners Report for the Woodcote Neighbourhood Plan Review we consider it appropriate to note the Examiner’s findings which may be relevant to the policy set out in the Cholsey Neighbourhood Plan Review.</p> <p>This policy seeks to make amendments to the Oxfordshire County Council (OCC) Parking Standards by ensuring there are more allocated parking spaces for new development. This is due to concerns over on-street parking.</p> <p>Similar concerns were the basis for the Woodcote Neighbourhood Plan’s policy on Car Parking, which also sought to amend OCC Parking Standards. The Examiner found that due to recent changes to the NPPF providing a “sharp focus on the ‘the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.’”¹</p> <p>The examiner also noted that the policy provided no evidence how it had regard to the National Design Guide or National Model Design Code.</p> <p>The Examiner concluded that the policy required modifying to ensure that it was in accordance with national policy by proposing a design led approach for the policy rather than a prescriptive approach.</p>
8	Policy CNP E1	<p>The policy box for this policy may need amending. Currently it does not follow onto the next page making it hard to distinguish what paragraphs are part of the policy.</p> <p>Paragraph 191 - As worded this paragraph currently lacks specificity, as any proposal for</p>

¹ Para 7.36, Woodcote Neighbourhood Development Plan Review Examiners Report. Available from <https://www.southoxon.gov.uk/wp-content/uploads/sites/2/2022/06/Woodcote-Neighbourhood-Development-Plan-Review-Examiners-report.pdf>

Ref.	Section/Policy	Comment/Recommendation
		<p>development is likely to affect the landscape of the parish. Local Plan policy ENV1 sets out that:</p> <p><i>“Development proposals that could affect the special qualities of an AONB (including the setting of an AONB) either individually or in combination with other developments, should be accompanied by a proportionate Landscape and Visual Impact Assessment”</i></p> <p>Setting out requirements beyond this through the neighbourhood plan should be supported by robust evidence. This could include evidence identifying areas sensitive to development and why.</p>
9	Policy CNP 19	<p>Comments from the District Council’s Equality and Inclusivity Officer highlight that in order to make allotments more accessible the provision of raised beds should be considered.</p> <p>To recognise this, we propose that an addition is made to the supporting text for the policy stating “To ensure that allotment provision is made as accessible as possible, raised beds should be considered in proposals for new allotments.”</p>

Response 16

Respondent Details

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Q1. Are you completing this form as an:
Individual

Your comments

<p>Q2. You can provide your comments on the Cholsey Neighbourhood Plan Review 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>I fully support this neighbourhood plan update. This new version of the plan is desperately required to fight off speculative development in Cholsey.</p>
<p>I urge SODC and future examiner to approve the plan as soon as possible to uphold public faith in the plan led system</p>

Public examination

<p>Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Cholsey Neighbourhood Plan Review:</p>
<p>No, I do not request a public examination</p>

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.

[REDACTED]	[REDACTED]
Name	John Neville
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
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Response 17

Respondent Details

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[REDACTED]	[REDACTED]
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Q1. Are you completing this form as an:
Individual

Your comments

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Fully support

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

Your details and future contact preferences

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Name	Greg Fairchild
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Response 18

Respondent Details

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[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

Q1. Are you completing this form as an:
Organisation

Your comments

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--

<p>For ease of reference please find the CCB's comments on the Regulation 16 consultation, as uploaded. All our comments are minor textual revisions and we support the plan's vision, policy and strategy.</p>

Q3. You can upload supporting evidence here.
<ul style="list-style-type: none">File: CHOLSEY NEIGHBOURHOOD PLAN Reg 16 submission consultation 30th August 2022 .pdf [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.
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<p>We have made some minor textual proposed revisions and these are set out in the text table within the submitted PDF. Thanks</p>
--

Public examination

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

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Your details and future contact preferences

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Title	Dr
Name	Michael Stubbs The Chilterns Conservation Board
Job title (if relevant)	Planning Adviser, the CCB
Organisation (if relevant)	The Chilterns Conservation Board
Organisation representing (if relevant)	The Chilterns Conservation Board
Address line 1	The Lodge
Address line 2	Station Road
Address line 3	-
Postal town	Chinnor
Postcode	OX394HN
Telephone number	01844355500
Email address	planning@chilternsaonb.org

Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the plan?

Yes I would like to be notified

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

Parish Council



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

Chairman: Paul Maindes BEM
Vice Chairman: John Nicholls
Chief Executive Officer: Dr Elaine King

30th August 2022

By email only to info@cholsey-plan.com

My Ref.: F:\Planning\Planning Policy\Neighbourhood plans

Cholsey Neighbourhood Plan – Submission Consultation Regulation 16 Consultation

1.0. Introduction.

1.1. Thank you for consulting the Chilterns Conservation Board (CCB). The CCB's principal duty when commenting on such matters is, as established by the Countryside and Rights of Way Act 2000 section 87, to have regard to the purpose of conserving and enhancing the natural beauty of the Area of Outstanding Natural Beauty, and the purpose of increasing the understanding and enjoyment by the public of the special qualities of the Area of Outstanding Natural Beauty.

1.2. In this Neighbourhood Plan we propose to make a series of relatively minor points dealing with proposed textual additions. We submit our comments against the background point that the Cholsey Neighbourhood Plan area adjoins the Chilterns AONB and that comments made by the North Wessex Downs AONB must carry considerable weight. The principal impact upon the Chilterns is one of setting, especially when viewed from elevated views along the plateau landscape south of Wallingford. The CCB previously raised objections, on such grounds, against the application and appeal at Papist Way for 350 homes and other development (reference P21/S1503/O).

2.0. Regulation 16 Comments.

All these comments are relatively minor, set against our support for this plan. We use both ~~strikethrough~~ and underlined text, for deletions and additions. We denote cross-referencing to the draft plan when at regulation 14 consultation in April 2022 (our comments being 26th April 2022).

Regulation 16 pre-submission Draft (former Reg 14 cross-referencing in paragraphs).	CCB's Comments (mostly minor textual revisions).
Paragraph 45 and map 2 (AONB landscapes that define and envelope the settlement).	<p>We have no strong view, but it may be useful to denote the North Wessex Downs and the Chilterns AONBs, respectively, in this map.</p> <p>An early reference to these two AONB designations would be welcome.</p>
Paragraph 65 (was 64 in draft) / CNP STRAT 1. Local Strategy.	<p>We support the strategy and recommend some minor textual additions, to align this with the status of the surrounding AONB landscapes, and as,</p> <p><i>ensure all development conserves and enhances the <u>rural nationally protected landscape AONB setting of the village, the setting and views both leading to and from it, the landscape character and biodiversity</u></i></p>
Paragraph 74. The strategy, as is relevant to landscaping matters.	<p>We support this strategy.</p>
Paragraph 66 (was 67). National & Local Strategic Policy. References to the NPPF.	<p>References to the NPPF will be inevitably updated. These are 2021 and the Neighbourhood Plan body may want to add a caveat on this, for example '<u>as updated</u>' or in similar vein.</p> <p>When outlining compliance with the local policy environment we also recommend reference to the <u>respective AONB Management Plans (The Chilterns AONB Management Plan 2019 – 2024 and the North Wessex Downs AONB Management Plan.</u></p> <p>Planning Practice Guidance provides explanatory comment on the status of such management plans in planning decision-making. This, we hope, will assist the Neighbourhood Planning Body in supporting the inclusion of such references.</p> <p><i>Do planning policies and decisions need to take account of management plans for National Parks, the Broads and Areas of Outstanding Natural Beauty?</i></p>

	<p><i>Management plans for National Parks, the Broads and Areas of Outstanding Natural Beauty do not form part of the statutory development plan, but they help to set out the strategic context for development. They provide evidence of the value and special qualities of these areas, provide a basis for cross-organisational work to support the purposes of their designation and show how management activities contribute to their protection, enhancement and enjoyment. They may contain information which is relevant when preparing plan policies, or which is a material consideration when assessing planning applications.</i></p> <p><i>Paragraph: 040 Reference ID: 8-040-20190721, Revision date: 21 07 2019.</i></p>
<p>Paragraph 105 (was 107).</p>	<p>We support this approach and would add the legal test in the Countryside and Rights of Way (CROW) Act at its section 85 (the 'duty of regard').</p> <p><i>105. To retain the rural character of the village and the separate identities of Wallingford and Cholsey it is important that the small gap and valued landscape between them is maintained. This area is also important in providing part of the setting for the adjoining AONBs and a visual link between the North Wessex Downs and Chilterns AONBs. Development should only take place in the rural areas beyond the village boundaries where special circumstances exist as set out in the National Planning Policy Framework (<u>where land is within the AONB</u>) and with <u>full regard to the 'duty of regard' to conserve and enhance the AONB in section 85 of the Countryside and Rights of Way Act (which applies within the AONB and to land within the setting of the AONB).</u></i></p>
<p>Policy CNP H2</p>	<p>Minor additions to this policy, to align with the CROW duty, as above.</p> <p><i>109 (was 111). Proposals for development outside the built-up area will not be supported unless they are appropriate to a countryside location and are otherwise</i></p>

	<i>consistent with <u>legal duties in the CROW Act, as affects AONBs</u>, development plan policies and national policy.</i>
Objective EO 2 objective.	A minor textual amendment to align with the AONB duties. <i>Objective EO2164 (was 167). To prioritise the protection, <u>conservation</u> and enhancement of:</i>
Policy CNP E1 189 (was 192)	Minor textual amendments / additions, to acknowledge the special qualities of the respective AONB's <i>Policy CNP E1 192. Cholsey's landscape, countryside and rural areas will be protected against inappropriate development and where possible enhanced. 193. Within the AONB (as shown on Map 2) great weight will be given to <u>conserving and enhancing the special qualities, including landscape and scenic beauty</u>. Development proposals for major development will not be supported in this area except in exceptional circumstances and where they can be demonstrated to be in the public interest.</i>

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

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

Should you require any further information please do not hesitate to contact me. We hope that these comments will be of assistance in your final work on the submission version and any minor revisions.

Yours sincerely,

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



The Chilterns Area of Outstanding Natural Beauty

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

Chilterns Conservation Board

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

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

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

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

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

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

List of Organisations providing Nominees to the Chilterns AONB Conservation Board

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

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

Response 19

Respondent Details

Information	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

Q1. Are you completing this form as an:
Individual

Your comments

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<p>The previous version of the neighbourhood plan in 2019 was well planned, had my support and has allowed for continued development of the village to meet local and national needs and is still suitable for the next 5-10 years. Additional expansion in any future plan iterations needs to ensure the key challenges in the village (shops, roads, walking paths, parking near school/shops, school places, amenities, cycle paths, electric charging, tiny forests) are adequately provisioned before allowing unsustainable development e.g. 350 extra homes by leavesley following a democratic referendum to be allowed.</p>

Public examination

<p>Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Cholsey Neighbourhood Plan Review:</p>
No, I do not request a public examination

Your details and future contact preferences

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Name	
Name	Matthew
[Redacted]	
[Redacted]	
[Redacted]	
[Redacted]	[Redacted]
[Redacted]	
[Redacted]	
[Redacted]	
[Redacted]	[Redacted]
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Response 20

Respondent Details

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[REDACTED]	[REDACTED]
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[REDACTED]	[REDACTED]

Q1. Are you completing this form as an:
Individual

Your comments

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I support the proposed changes to the CNP as detailed in the supporting documents.

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 Cholsey Neighbourhood Plan Review:
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[REDACTED]	[REDACTED]
Name	Lorenza Canestrini
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
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[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Response 21

Respondent Details

Information	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

Q1. Are you completing this form as an:
Individual

Your comments

<p>Q2. You can provide your comments on the Cholsey Neighbourhood Plan Review 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>I am strongly in favour of supporting the Cholsey Neighbourhood Plan. I'm especially concerned to maintain sustainable housing development in order not to overwhelm infrastructure and services (for example, sewerage, water supply and medical provision are all inadequate at present) and for pedestrian and cycling routes, and public transport provision to be developed to reduce the current private vehicle overwhelm on the roads.</p>

Public examination

<p>Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Cholsey Neighbourhood Plan Review:</p>
<p>No, I do not request a public examination</p>

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.

[REDACTED]	[REDACTED]
Name	Joan Allibone
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
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[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Response 22

Respondent Details

Information	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

Q1. Are you completing this form as an:
Agent

Your comments

<p>Q2. You can provide your comments on the Cholsey Neighbourhood Plan Review 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 Avison Young on behalf of National Grid. Please see attachment.</p>

Q3. You can upload supporting evidence here.
<ul style="list-style-type: none">File: 2022-08-31 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	Avison Young, Central Square South
Address line 2	Orchard Street
Address line 3	-
Postal town	Newcastle upon Tyne
Postcode	NE1 3AZ
Telephone number	-
Email address	nationalgrid.uk@avisonyoung.com

Our Ref: MV/ 15B901605



31 August 2022

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

Dear Sir / Madam

**Cholsey Neighbourhood Plan Regulation 16 Consultation
July – August 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 23

Respondent Details

Information	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

Q1. Are you completing this form as an:
Organisation

Your comments

<p>Q2. You can provide your comments on the Cholsey Neighbourhood Plan Review 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 Oxfordshire County Council. Please see attachment.</p>

<p>Q3. You can upload supporting evidence here.</p>
<ul style="list-style-type: none">File: 2022-08-31 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	David Flavin
Job title (if relevant)	Principal 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
Postal town	Oxford
Postcode	OX1 1ND
Telephone number	-
Email address	David.Flavin@Oxfordshire.gov.uk

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

District: South Oxfordshire

Consultation: Cholsey Revised Neighbourhood Plan (Submission Version)

This report sets out Oxfordshire County Council's view on the

Annexes to the report contain officer advice.

Overall View of Oxfordshire County Council

The County Council supports the parish in its ambition to update their neighbourhood plan. We hope you find our comments in the attached Annex helpful as you make amendments prior to submitting the plan. We would also advise that you review OCC's Neighbourhood Planning Guide (updated March 2021) which is available [here](#).

Officer's Name: David Flavin

Officer's Title: Principal Planner

Date: 31 August 2022

ANNEX 1
OFFICER ADVICE

District: South Oxfordshire

Consultation: Cholsey Neighbourhood Plan 2022-2035 (Submission Version)

Team: Transport

Transport Comments

No further comments.

District: South Oxfordshire
Consultation: Cholsey Neighbourhood Plan 2022 – 2035 (Submission Version)
Team: Oxfordshire County Council Estates & Strategy
Officer's Name: Mavis Morgan
Officer's Title: Head of Estates
Date: 3rd August 2022

Estates Comments

Oxfordshire County Council (OCC) Estates was grateful for the opportunity to comment on the Cholsey Neighbourhood Plan 2022- 2035 (Pre- Submission Document) and did so by the submission dated 6th May 2022.

In terms of the Estates comments, the only site within the Cholsey NP area is Cholsey Primary School and therefore the comments only related to this aspect.

In our previous response we expressed concerns that the exclusion of the school playing fields from the built up area boundary may impact any future expansion of the school (which may become necessary sometime in the future depending on population growth etc.). We also highlighted that being outside the built area may even have implications for the erection of ancillary buildings/stores etc. and that we consider it would be more consistent with the rest of the plan if the school and its' playing fields were all contained within the built area as one 'unit'.

It is noted that the school fields and hard play areas which lie immediately adjacent to the school buildings are still shown outside of the built up area boundary (as denoted by the map on page 26 of the submission plan).

The Parish response to our previous submission was as follows (our emphasis):

*"Acknowledged. It is our view that, were the playing field(s) to be included within the built-up area, this may imply their availability for development, which we would not support. The Education section now makes specific mention of 'associated playing fields' being regarded as Essential Community Facilities' and would be protected as such. **We do not believe this would prohibit the erection of agreed, school related, ancillary buildings within the school's curtilage.**"*

The main issue though is whether the wording of the policy would unduly restrict any school expansion proposals should they be required in the future.

The first part of policy CNP H2 relates to new homes on infill sites within the built up area boundary having to comply with the criteria listed. This part of the policy would not apply to the school.

The second part of the policy, para 109, states; '*proposals for **development** outside of the built up area will not be supported unless they are appropriate to a countryside location and are otherwise consistent with development plan policies and national polices.*' (our emphasis).

The school grounds are not in a 'countryside location', rather, they are being shown outside of the 'built area'. The boundary has been drawn tight to the school buildings, not including the hard surfaced play areas and existing outbuildings, this appears contrary to the aims of the plan as a whole, when the area of wooded land to the north west is included within the 'built area' which would imply this would be suitable for 'new homes' although this has much more of a character of a 'countryside location' than the hard surfaced area of play space does.

It is therefore suggested that the red line of the 'built area' is extended south westward slightly to align with the hard surfaced area of the school site to prevent unnecessary policy 'tests' or burdens on the school should they need to extend the school premises in the future to support any expansion.

District: South Oxfordshire

Consultation: Cholsey Neighbourhood Plan 2022 – 2035 (Submission Version)

Team: Access to Learning

Officer's Title: Information Analyst

Education Comments

No further comments.

District: South Oxfordshire

Consultation: Cholsey Neighbourhood Plan 2022 – 2035 (Submission Version)

Team: Archaeology

Officer's Name: Steven Weaver

Officer's Title: Planning Archaeologist

Date: 18/08/2022

Archaeology Comments

The change to policy CNP E4 is supported.

District: South Oxfordshire

Consultation: Cholsey Neighbourhood Plan 2022 – 2035 (Submission Version)

Team: Minerals and Waste Policy Team

Officer's Name: Kevin Broughton

Officer's Title: Minerals and Waste Local Plan Manager

Date: 22/08/22

Minerals and Waste Comments

I have reviewed the modifications statement and do not wish to make any additional comments.

Response 24

Respondent Details

Information	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

Q1. Are you completing this form as an:
Organisation

Your comments

<p>Q2. You can provide your comments on the Cholsey Neighbourhood Plan Review 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 Natural England. Please see attachment.</p>

<p>Q3. You can upload supporting evidence here.</p>
<ul style="list-style-type: none">File: 402691 Natural England Response Letter Cholsey Neighbourhood Plan - revised.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	Sharon Jenkins
Job title (if relevant)	Operations Delivery
Organisation (if relevant)	Natural England
Organisation representing (if relevant)	-
Address line 1	County Hall
Address line 2	Splechley Road
Address line 3	-
Postal town	Worcester
Postcode	WR5 2NP
Telephone number	-
Email address	consultations@naturalengland.org.uk

Date: 01 September 2022
Our ref: 402691
Your ref: Cholsey Neighbourhood Plan - revised



Ms Rosalynn Whiteley
Planning Policy
South Oxfordshire District Council
'Freepost 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

Cholsey Neighbourhood Plan – revised

Thank you for your consultation request on the above dated and received by Natural England on 20th 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 this draft neighbourhood plan.

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

Yours sincerely

Sharon Jenkins
Operations Delivery
Consultations Team
Natural England