

# Tiddington Parish Council – Neighbourhood Plan – Reg 14 Responses

## TIDDINGTON-with-ALBURY NEIGHBOURHOOD PLAN

July 2022

Reg 14 Correspondence and Responses

Published by the Tiddington-with-Albury Parish Council, in accordance with the  
Neighbourhood

## Tiddington Parish Council – Neighbourhood Plan – Reg 14 Responses

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# Tiddington Parish Council – Neighbourhood Plan – Reg 14 Responses

NO RESPONSE
NO FURTHER ACTIONS
QUERIES TO NP TEAM - RESPONDED

	Statutory consultation bodies	VB Comments	Organisation	Email address	Email Salutation	Full name	House name	Address Line 1	Address Line 2	Address Line 3	Postal Town	Postcode	Letter Sent	Acknowledgement	Further responses sent	Further actions
(a )	where the local planning authority is a London borough council, the Mayor of London;		n/a													
(b )	a local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority;		Oxfordshire County Council	Planning@Oxfordshire.gov.uk	██████	██████		Environment & Economy	County Hall	New Road	Oxford	OX1 1ND	1st February 2022	3rd February 2022	18th February 2022 - Chris Hill emailed Cheryl Soppet regarding a few queries	No further responses
(b )	a local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority;		Oxfordshire County Council	southandvale@oxfordshire.gov.uk	Sir/Madam			Environment & Economy	County Hall	New Road	Oxford	OX1 1ND	1st February 2022	3rd February 2022	19th February 2022 - Chris Hill emailed Cheryl Soppet regarding a few queries	No further responses
(b )	a local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority;	Bucks planning	South Oxfordshire District Council Vale of White Horse District Council Bucks County Council	planning.policy@southoxon.gov.uk planning.policy@whitehorsedc.gov.uk planning.cs@buckinghamshire.gov.uk									1st February 2022	1st February 2022	None required	
(b )	a local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority;	Is this the same as below or does it mean send to Tim for example	Tim Bearder	tim.bearder@oxfordshire.gov.uk									1st February 2022	NO RESPONSE		
(b )	a local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority;	Thame TC, PC - Ickford, Waterstock, Great Milton, Great Hasleley, Testworth - any others?	Ickford	ickfordpcclerk@gmail.com									1st February 2022	NO RESPONSE		
			Shabbington	clerk@shabbingtonpc.co.uk									1st February 2022	NO RESPONSE		
			Waterstock	██████████									1st February 2022	NO RESPONSE		
			Great Milton	contact@clerkgreatmilton.co.uk									1st February 2022	1st February 2022	None required	
			Great Hasleley	clerk@thehasleleys.co.uk									1st February 2022	18th February 2022	None required	
			Tetsworth	clerk@tetsworthparishcouncil.co.uk									1st February 2022	NO RESPONSE		
			Wheatley	clerk@WheatleyParishCouncil.gov.uk									1st February 2022	1st February 2022	None required	
(c )	the Coal Authority;		The Coal Authority	planningconsultation@coal.gov.uk	Sir/Madam		Planning and Local Authority Liaison Department The Coal Authority	200 Lichfield Lane	Berry Hill		Mansfield	NG18 4RG	1st February 2022	2nd February 2022	None required	

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(d)	the Homes and Communities Agency;		Homes England	enquiries@homesengland.gov.uk	Sir/Madam		Arpley House	110 Birchwood Boulevard		Warrington	WA3 7Q	1st February 2022	NO RESPONSE			
(e)	Natural England;		Natural England	consultations@naturalengland.org.uk	Sir/Madam		Government Buildings	Block B	Whittington Road	Worcester	WRS 2LQ	1st February 2022	7th February 2022	None required	No further responses	
(f)	the Environment Agency;		Environment Agency	planning_THM@environment-agency.gov.uk	██████	██████	Red Kite House	Howbery Park		Wallingford	OX10 8BD	1st February 2022	NO RESPONSE			
(g)	the Historic Buildings and Monuments Commission for England		Historic England	e-seast@HistoricEngland.org.uk	Sir/Madam		Eastgate Court	195-205 High Street		Guildford	GU1 3EH	1st February 2022	NO RESPONSE			
(h)	Network Rail Infrastructure Limited (company number 2904587);		Network Rail	townplanningwestern@networkrail.co.uk	Sir/Madam			3rd Floor	Temple Point	Radcliffe Way	Bristol	BS1 6NL	1st February 2022	1st February 2022	None required	
(i)	a strategic highways company - any part of whose area is in or adjoins the neighbourhood area; (a) where the Secretary of State is the highway authority for any road in the area of a local planning authority any part of whose area is in or adjoins the neighbourhood area, the Secretary of State for Transport;		Highways England	info@highwaysengland.co.uk	Sir/Madam							1st February 2022	23rd February 2022	None required		
(j)	the Marine Management Organisation(6);		Marine Management Organisation	consultations.mmo@marinemangement.org.uk	Sir/Madam							1st February 2022	1st February 2022	None required		
(k)	any person -															
(l)	to whom the electronic communications code applies by virtue of a direction given under section 106(3)(a) of the Communications Act 2003; and		BT	██████@bt.com	██████	██████		Telephone House	104 Newhall Street	Birmingham	West Midlands	B3 1JX	1st February 2022	NO RESPONSE		
(m)	who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority;		EE	public.affairs@ee.co.uk	██████			The Point	37 North Wharf Road		London	W2 1AG	1st February 2022	NO RESPONSE		
(n)	who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority;		Three	██████@three.co.uk	██████			Great Brighams	Mead Vastern Road		Reading	RG1 8DJ	1st February 2022	NO RESPONSE		
(o)	who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority;		EMF Enquiries - Vodaphone & O2	EMF.Enquiries@ctil.co.uk	Sir/Madam			Cornerstone Telecommunications Infrastructure Ltd	Building 1330 The Exchange	Arlington Business Park	Theale	RG7 4SA	1st February 2022	NO RESPONSE		
(p)	where it exercises functions in any part of the neighbourhood area –											1st February 2022	NO RESPONSE			
(q)	a clinical commissioning group established under section 14D of the National Health Service Act 2006;		Oxfordshire Clinical Commissioning Group	██████@nhs.net ██████@nhs.net	██████	██████		Jubilee House	5510 John Smith Drive	Oxford Business Park South	Oxford	OX4 2LH	1st February 2022	NO RESPONSE		

## Tiddington Parish Council – Neighbourhood Plan – Reg 14 Responses

(i a)	the National Health Service Commissioning Board;		NHS England	reception.jubileehouse@property.nhs.uk	Sir/Madam	Jubilee House	5510 John Smith Drive	Oxford Business Park South		Oxford	OX4 2LH	1st February 2022	NO RESPONSE		
(ii )	a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989;		Avison Young (on behalf of National Grid)	<a href="mailto:nationalgrid.uk@avisonyoung.com">nationalgrid.uk@avisonyoung.com</a>	■■■■■ ■■■■■							1st February 2022	16th February 2022	None required	
(ii )	a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989;		National Grid	box.landandacquisitions@nationalgrid.com	■■■■■ ■■■■■	National Grid	Warwick Technology Park	Gallows Hill		Warwick	CV34 6DA	1st February 2022	NO RESPONSE		
(ii )	a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989;	not sure if relevant but assume send anyway	Cadent (if relevant)	plantprotection@cadentgas.com	Sir/Madam							1st February 2022	NO RESPONSE		
(ii )	a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989;	assume relevant	Scottish and Southern Energy Power (if relevant)	■■■■■@sse.com	■■■■■ ■■■■■							1st February 2022	NO RESPONSE		
(ii i)	a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989;		UK Power Networks	■■■■■@ukpn.com	Sir/Madam	Gables House	Kenilworth Road			Lemington Spa	CV32 6JX	1st February 2022	1st February 2022	None required	
(ii i)	a person to whom a licence has been granted under section 7(2) of the Gas Act 1986;	should this pick up the gas company (not sure who?)	Centrica (British Gas)	<a href="mailto:centricabusinessolutions.uk@centrica.com">centricabusinessolutions.uk@centrica.com</a>								1st February 2022	7th February 2022	Response 7th March to state reasons why we got in touch as per their query, no response since	
(i v)	a sewerage undertaker; and (v)a water undertaker;		Thames Water - Developer Services	developer.services@thameswater.co.uk	Sir/Madam		Clearwater Court	Vastern Road		Reading	RG1 8DB	1st February 2022	2nd March 2022		Further response received but nothing further required
(i v)	a sewerage undertaker; and (v)a water undertaker;			ThamesWaterPlanningPolicy@savills.com	Sir/Madam							1st February 2022	2nd March 2022		

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NP Reg 14 emails were sent out on 1<sup>st</sup> February 2022 to the below listed recipients:

[PlanningInOxfordshire@oxfordshire.gov.uk](mailto:PlanningInOxfordshire@oxfordshire.gov.uk)  
[southandvale@oxfordshire.gov.uk](mailto:southandvale@oxfordshire.gov.uk)  
[planning.policy@southoxon.gov.uk](mailto:planning.policy@southoxon.gov.uk)  
[planning.policy@whitehorsedc.gov.uk](mailto:planning.policy@whitehorsedc.gov.uk)  
[planning.csb@buckinghamshire.gov.uk](mailto:planning.csb@buckinghamshire.gov.uk)  
[tim.bearder@oxfordshire.gov.uk](mailto:tim.bearder@oxfordshire.gov.uk)  
[ickfordpcclerk@gmail.com](mailto:ickfordpcclerk@gmail.com)  
[clerk@shabbingtonpc.co.uk](mailto:clerk@shabbingtonpc.co.uk)  
[REDACTED]  
[contact@clerkgreatmilton.co.uk](mailto:contact@clerkgreatmilton.co.uk)  
[clerk@thehaseleys.co.uk](mailto:clerk@thehaseleys.co.uk)  
[clerk@tetsworthparishcouncil.co.uk](mailto:clerk@tetsworthparishcouncil.co.uk)  
[clerk@WheatleyParishCouncil.gov.uk](mailto:clerk@WheatleyParishCouncil.gov.uk)  
[planningconsultation@coal.gov.uk](mailto:planningconsultation@coal.gov.uk)  
[enquiries@homesengland.gov.uk](mailto:enquiries@homesengland.gov.uk)  
[consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk)  
[planning\\_THM@environment-agency.gov.uk](mailto:planning_THM@environment-agency.gov.uk)  
[e-seast@HistoricEngland.org.uk](mailto:e-seast@HistoricEngland.org.uk)  
[townplanningwestern@networkrail.co.uk](mailto:townplanningwestern@networkrail.co.uk)  
[info@highwaysengland.co.uk](mailto:info@highwaysengland.co.uk)  
[consultations.mmo@marinemanagement.org.uk](mailto:consultations.mmo@marinemanagement.org.uk)  
[REDACTED]@bt.com  
[public.affairs@ee.co.uk](mailto:public.affairs@ee.co.uk)  
[jane.evans@three.co.uk](mailto:jane.evans@three.co.uk)  
[EMF.Enquiries@ctil.co.uk](mailto:EMF.Enquiries@ctil.co.uk)  
[REDACTED]@nhs.net  
[REDACTED]@nhs.net  
[reception.jubileehouse@property.nhs.uk](mailto:reception.jubileehouse@property.nhs.uk)  
[nationalgrid.uk@avisonyoung.com](mailto:nationalgrid.uk@avisonyoung.com)  
[box.landandacquisitions@nationalgrid.com](mailto:box.landandacquisitions@nationalgrid.com)  
[plantprotection@cadentgas.com](mailto:plantprotection@cadentgas.com)  
[REDACTED]@sse.com  
[ConsentsEnquiries@ukpowernetworks.co.uk](mailto:ConsentsEnquiries@ukpowernetworks.co.uk)  
[centricabusinesssolutions.uk@centrica.com](mailto:centricabusinesssolutions.uk@centrica.com)  
[developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk)  
[ThamesWaterPlanningPolicy@savills.com](mailto:ThamesWaterPlanningPolicy@savills.com)

The following pages include the responses from the Reg 14 email and the consultation with the parishioners.

This document does not contain the Green Spaces responses.

# Tiddington Parish Council – Neighbourhood Plan – Reg 14 Responses

## Item 1:

SODC Response – Received 15<sup>th</sup> March – See APPENIX A for SODC Response

Good afternoon,

Thank you for giving the Council the opportunity to offer formal comments on your draft neighbourhood plan. We would like to take this opportunity to compliment you on the preparation of a very thoughtful and well produced plan.

Please find attached our response to your pre-submission consultation.

Please contact us if you wish to discuss any of our comments or if you need support addressing any issues raised in response to this consultation.


Kind regards,

[Redacted Signature]

Enquiries/Assistant Planning Officer (Neighbourhood)  
South Oxfordshire and Vale of White Horse District Councils

Email: [Redacted]@southandvale.gov.uk

Telephone: [Redacted]

Letter 1 -  Letter 1 - SODC Response -

## Tiddington Parish Council – Neighbourhood Plan – Reg 14 Responses

SODC Additional Correspondence from our SODC NP Contact: Received 27<sup>th</sup> January 2022

Good afternoon, Julie,

I hope you are well.

Great news that the plan is progressing to the pre-submission (reg14) consultation. I have attached some guidance we provide to groups who are about enter this stage of the process. I hope it helps.

We do require a copy however this could be either PDF documents or a link to a website where the documents can be found and downloaded. We will then review the documents and provide the district council's formal response to the consultation.

Just to let you know, I am leaving South Oxfordshire and Vale of White Horse District Councils with my last day being tomorrow. A new lead officer will be allocated from the district council to help support you develop and progress your neighbourhood plan for Tiddington with Albury. In the meantime, if you have any questions or require any assistance, please email [planning.policy@southandvale.gov.uk](mailto:planning.policy@southandvale.gov.uk) and a member of the team will be able to help.

I've enjoyed working with you all on the plan and I wish you all the best in developing and progressing the plan.

Kind regards,

█

█

Senior Planning Policy Officer (Neighbourhood Planning)

Policy and Programmes

South Oxfordshire and Vale of White Horse District Councils

Email: █@[southandvale.gov.uk](mailto:southandvale.gov.uk)

Telephone: 01235 422600

Tiddington Parish Council sent the document as requested by Nina and received the response below on 28<sup>th</sup> January 28<sup>th</sup>, 2022.

Hi Julie,

Many thanks for sending these documents.

Good luck with progressing the neighbourhood plan.

Kind regards,

█



# Tiddington Parish Council – Neighbourhood Plan – Reg 14 Responses

SODC Additional Correspondence from our SODC NP Contact: Received 3<sup>rd</sup> February 2022

Good Afternoon,

We have received the below consultation email from yourselves. There are a few things I want to double check have been met for the regulation 14 consultation.

For ease I have detailed the regulations below and added my comments and questions in blue below.

## **Pre-submission consultation and publicity**

14. Before submitting a plan proposal or a modification proposal to the local planning authority, a qualifying body must—

(a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area— *This needs to be made clear on your website. Could you copy and paste the consultation text from page 9 of the document and include a start date for the consultation as well on both the home page and news page.*

*Have you also publicised in any other way? E.g. posters, magazines, leaflet? We have found posters to be an effective way to publicise. How would people without access to the internet find out about this consultation? You should be publicising in multiple ways, not just via the website.*

(i) details of the proposals for a neighbourhood development plan or modification proposal; - *Update the text on website so it does this, along with attached documents?*

(ii) details of where and when the proposals for a neighbourhood development plan or modification proposal may be inspected; - *Could you make this clear on the website by copying the text from page 9 of your document.*

(iii) details of how to make representations; *Could you make this clear on the website by copying the text from page 9 of your document.*

(iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised; and – *Could you make this clear on the website by copying the text from page 9 of your document.*

(v) in relation to a modification proposal, a statement setting out whether or not the qualifying body consider that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the neighbourhood development plan which the modification proposal would modify, giving reasons for why the qualifying body is of this opinion; - *Not relevant to you.*

(b) consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan or modification proposal; and – *We are aware Nina sent you the consultation database and as we have been consulted we assume this has been completed?*

(c) send a copy of the proposals for a neighbourhood development plan or modification proposal to the local planning authority. –*we have received this from your email dated 1<sup>st</sup> February.*

If you have any questions please do not hesitate to get in contact with me or my colleague Rosalynn who I have cc'd into this email.

## Tiddington Parish Council – Neighbourhood Plan – Reg 14 Responses

Kind regards

████████████████████  
**Planning Policy Officer (Neighbourhood Planning)**  
**Policy and Programmes**  
**South Oxfordshire and Vale of White Horse District Councils**  
135 Eastern Avenue, Milton Park, Milton, Abingdon, Oxfordshire, OX14 4SB

Telephone: ██████████  
Email: ██████████@southandvale.gov.uk  
Website: <http://www.southoxon.gov.uk/neighbourhoodplans>

Response from Councillor Chris Hill – Tiddington with Albury Parish Council back to ██████████ on 18<sup>th</sup> Feb 2022

Hi ██████████

Thanks for your questions 1

Our Parish Clerk , Julie , has asked me as the link between the PC and the NP team to respond to your questions .

14 a

Please check out TiddingtonPeople I think this is covered via my PC colleague Tracey Smith

Yes the widely read parish magazine has had reference to this in all recent issues - I attach a copy and forward you an e mail showing it was put on Facebook and then a reminder sent a few days ago

i/ii/iii is/iv this not sufficiently clear in the magazine article ?

b) as far as we could this has been done , to include some other addresses we identified

Thanks and regards

Chris

## Tiddington Parish Council – Neighbourhood Plan – Reg 14 Responses

### Item 2:

OCC Response – Received 15<sup>th</sup> March – See APPENDIX B for OCC Response

Dear Sir/Madam,

Please find attached Oxfordshire County Council's response to the Tiddington with Albury Pre-Submission Neighbourhood Plan. Email acknowledgment of this response would be greatly appreciated.

Kind regards,

██████████

████████████████████

Planner

Strategic Planning

Working days: Tuesday - Friday

E: ██████████@Oxfordshire.gov.uk

T: ██████████

Oxfordshire County Council, County Hall, New Road, Oxford, OX1 1ND

<https://www.oxfordshire.gov.uk/>

## Tiddington Parish Council – Neighbourhood Plan – Reg 14 Responses

### Item 3:

Parishioner Response – 46 Ickford Road – Received 15<sup>th</sup> March 2022– See APPENDIX C and 3a (below) for 46 Ickford Road Response

APPENDIX C

Dear Clerk,

On behalf of Fisher German's client, S. Wing and T. Bush, please find attached a response to the Tiddington with Albury neighbourhood plan consultation in respect of 46 Ickford Road, Tiddington. The submission comprises of 2no. PDFs.

I would be grateful if you can confirm receipt of this representation.

Kind regards,

██████████

Letter 3a –



# Tiddington Parish Council – Neighbourhood Plan – Reg 14 Responses

Letter 3b -



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LANDMARK INFORMATION

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**FISHER  
GERMAN**

## Tiddington Parish Council – Neighbourhood Plan – Reg 14 Responses

### Item 4:

Buckinghamshire Council Response – Received 1<sup>st</sup> Feb 2022 – no further responses received

Thank you for contacting Buckinghamshire Council's Planning Support Service.

This email response acknowledges receipt of your email correspondence. Where appropriate, we will respond to your email.

Please be aware that due to the volume of emails we receive, it may take up to 5 working days for us to respond, thank you for your patience.

Further information about Buckinghamshire Council Planning Services can be found at: [www.buckinghamshire.gov.uk/planning-and-building-control/](http://www.buckinghamshire.gov.uk/planning-and-building-control/)

Kind regards

Planning Support Services  
Buckinghamshire Council

## Tiddington Parish Council – Neighbourhood Plan – Reg 14 Responses

### Item 5:

Marine Management Organisation Response – Received 1<sup>st</sup> Feb 2022 – no further responses received

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

Kind regards,  
The Marine Management Organisation

### **Marine Management Organisation Functions**

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

### **Marine Planning and Local Plan development**

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

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

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

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

### **Marine Licensing and consultation requests below MHWS**

Activities taking place below MHWS (which includes the tidal influence/limit of any river or estuary) may require a marine licence in accordance with the MCAA. Such activities include the construction, alteration or improvement of any works, dredging, or a deposit or removal of a substance or object. Activities between MHWS and MLWS may also require a local authority planning permission. Such permissions would need to be in accordance with the relevant marine plan under section 58(1) of the MCAA. Local authorities may wish to

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refer to our [marine licensing guide for local planning authorities](#) for more detailed information. We have produced a [guidance note](#) (worked example) on the decision-making process under S58(1) of MCAA, which decision-makers may find useful. The licensing team can be contacted at: [marine.consents@marinemanagement.org.uk](mailto:marine.consents@marinemanagement.org.uk).

### **Consultation requests for development above MHWS**

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

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

### **Minerals and Waste Local Plans and Local Aggregate Assessments**

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

- The [Marine Policy Statement \(MPS\)](#), Section 3.5 which highlights the importance of marine aggregates and its supply to England's (and the UK's) construction industry.
- The [National Planning Policy Framework \(NPPF\)](#), which sets out policies for national (England) construction mineral supply.
- The [minerals planning practice guidance](#) which includes specific references to the role of marine aggregates in the wider portfolio of supply.
- The [national and regional guidelines for aggregates provision in England 2005-2020](#) predict likely aggregate demand over this period, including marine supply.

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

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

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



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### Item 6:

Wheatley Parish Council Response – Received 1<sup>st</sup> Feb 2022 – no further responses received

Thank you for contacting Wheatley Parish Council.

Both the Clerk and Assistant Clerk work part time and it may take us a day or so to reply to you.

If your matter is urgent, please contact one of your councillors. Contact details, along with information about Wheatley Parish Council are available from our website [www.wheatleyparishcouncil.gov.uk](http://www.wheatleyparishcouncil.gov.uk)

Wheatley Parish Council

## Tiddington Parish Council – Neighbourhood Plan – Reg 14 Responses

### Item 7:

National Highways Response – Received 23<sup>rd</sup> Feb 2022

**FAO: Tiddington Parish Council Clerk**

**Our Ref: Tracker ID: #15990**

**RE: Tiddington-with-Albury NEIGHBOURHOOD PLAN 2016-2035 Pre-Submission Plan**

Thank you for inviting National Highways to comment on the above Consultation.

National Highways has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network (SRN). The SRN is a critical national asset and as such National Highways works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

We will therefore be concerned with proposals that have the potential to impact the safe and efficient operation of the SRN, in this case the M40 motorway.

We have reviewed the above consultation and have 'No Comments'. Please send any future correspondence/consultation in relation to the Neighbourhood Plan to our team's inbox at: [planningse@nationalhighways.co.uk](mailto:planningse@nationalhighways.co.uk)

Regards

**Assistant Spatial Planner (Area 3)**

National Highways | Bridge House | Walnut Tree Close | Guildford GU1 4LZ

**Tel:** +44 (0) 300 470 1118 **Mobile:** [REDACTED]

## Tiddington Parish Council – Neighbourhood Plan – Reg 14 Responses

### Item 8:

UK Power Networks Response – Received 1<sup>st</sup> Feb 2022 – no further responses received

Thank you for contacting UK Power Networks Property & Consents Department. This email is to confirm that we have received your enquiry and will aim to come back to you within two working days, however during busier periods it might take us a little longer.

If you have a power cut or you're concerned about the safety of our electrical equipment please call us 24 hours a day on 0800 31 63 105 or 105 (free from mobiles and landlines).

If your enquiry is in relation to tree cutting then please contact 0800 029 4285.

This email and any attachments are strictly confidential and may contain legally privileged information or personal data. It is intended for the addressee(s) only. If you are not the intended recipient, please do not print, copy, store, or act in reliance on the e-mail or any of its attachments. Instead, please notify the sender immediately and then delete the e-mail and any attachments.

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## Tiddington Parish Council – Neighbourhood Plan – Reg 14 Responses

Item 9:

Natural England – Received 7<sup>th</sup> Feb 2022 – See APPENDIX D for Natural England Response

Planning Ref: Tiddington with Albury Neighbourhood Plan

Our Ref: 382755

Dear Ms Stoyle

Thank you for your consultation request regarding the pre-submission draft of the Tiddington with Albury Neighbourhood Plan.

Please find attached Natural England's response to this request.

Regards

[Redacted]

Operations Delivery  
Consultation Team  
Natural England  
County Hall  
Spetchley Road  
Worcester  
WR5 2NP

[Redacted]  
[Redacted]

## Tiddington Parish Council – Neighbourhood Plan – Reg 14 Responses

Item 10:

Coal Authority – Received 2<sup>nd</sup> Feb 2022

Good morning Joyce

Further to your email below, regarding the Tiddington with Albury Pre-Submission Plan.

The Coal Authority is only a statutory consultee for coalfield Local Authorities. As South Oxfordshire District Council lies outside the coalfield, there is no requirement for you to consult us and / or notify us of any emerging neighbourhood plans.

This email can be used as evidence for the legal and procedural consultation requirements at examination, if necessary.

Kind regards and take care

[Redacted]

[Redacted]

**Planning & Development Manager – Planning & Development Team**

**T : (01623) 637 281**

**M: [Redacted]**

**E : [planningconsultation@coal.gov.uk](mailto:planningconsultation@coal.gov.uk)**

**W: [gov.uk/government/organisations/the-coal-authority](http://gov.uk/government/organisations/the-coal-authority)**

## Tiddington Parish Council – Neighbourhood Plan – Reg 14 Responses

### Item 11:

Network Rail Response – Received 1<sup>st</sup> Feb 2022 – no further responses received

Dear Sir or Madam

This is an automated response to confirm that your e-mail has been received by the Network Rail Town Planning (Western).

We aim to respond to all enquiries within the consultation time frame and look forward to being able to assist you.

If you have any urgent issues please do not hesitate to contact the Network Rail Town Planning Team:

By phone: 0117 3721118

By Email: [townplanningwestern@networkrail.co.uk](mailto:townplanningwestern@networkrail.co.uk)

By Post: Town Planning Team Western, Network Rail, 3<sup>rd</sup> Floor, Temple Point, Redcliffe Way, Bristol BS1 6NL

For any general or non-town planning issues please contact the Network Rail enquiries national helpdesk on 08457 114141

With respect to your enquiry, please do not hesitate to contact us should you require further information.

Regards

Network Rail Town Planning Team Western

## Tiddington Parish Council – Neighbourhood Plan – Reg 14 Responses

### Item 12:

Great Haseley Parish Council – Received 18<sup>th</sup> Feb 2022 – confirmed no other points to raise other than points below

Hi Julie

Great Haseley Parish Council received the Tiddington with Albury Pre-Submission Plan at the meeting their on Monday and asked me to pass on their congratulations to Tiddington & Albury on producing such an impressive Plan.

Great Haseley are considering developing a neighbourhood plan and would be interested to know if you used any consultants / sources of help, etc., any information would be much appreciated.

Kind regards

██████

██████████████████

Parish Clerk / Responsible Financial Officer (Part time)  
Great Haseley Parish Council

### Item 13:

Great Milton Parish Council – Received 1<sup>st</sup> Feb 2022 – No further comments received

Hi Julie.

Thanks for this: will circulate to councillors and come back to you with any comments.

Best wishes,

███

██████████

Clerk/Responsible Financial Officer  
Great Milton Parish Council

## Tiddington Parish Council – Neighbourhood Plan – Reg 14 Responses

### Item 14:

Centrica – Received 7<sup>th</sup> Feb 2022 – Responded back, 7<sup>th</sup> March 2022 but no further correspondence received

Hi Julie,

You have reached the marketing department within Centrica Business Solutions.

Could you possibly elaborate on the reason for Centrica requiring these plans such what involvement we have in the redevelopment plan so that I might get this to the correct person or department?

**Best Regards,**



**Centrica Business Solutions**

<https://www.centricabusinesssolutions.com>

Centrica PLC | Millstream | Maidenhead Road | Windsor | SL4 5GD

Hi Simon,

As part of the formal Neighbourhood Plan Process our district council provides a list of companies that we must consult with, under the section for Gas, Centrica have been identified.

The parish council is looking to adapt the Neighbourhood Plan and are currently in the consultation process.

I hope this helps, Julie

--

Julie Stoyle  
Parish Clerk



# Tiddington Parish Council – Neighbourhood Plan – Reg 14 Responses

## Item 15:

National Grid – Received 16<sup>th</sup> Feb 2022 – See APPENDIX E and 15a (see below) for National Grid Response

Dear Sir/Madam,

We write to you with regards to the current consultation as detailed above in respect of our client, National Grid.

Please find attached our letter of representation. Please do not hesitate to contact [nationalgrid.uk@avisonyoung.com](mailto:nationalgrid.uk@avisonyoung.com) if you require any further information or clarification.

[Redacted]  
Senior Planner

[Redacted]

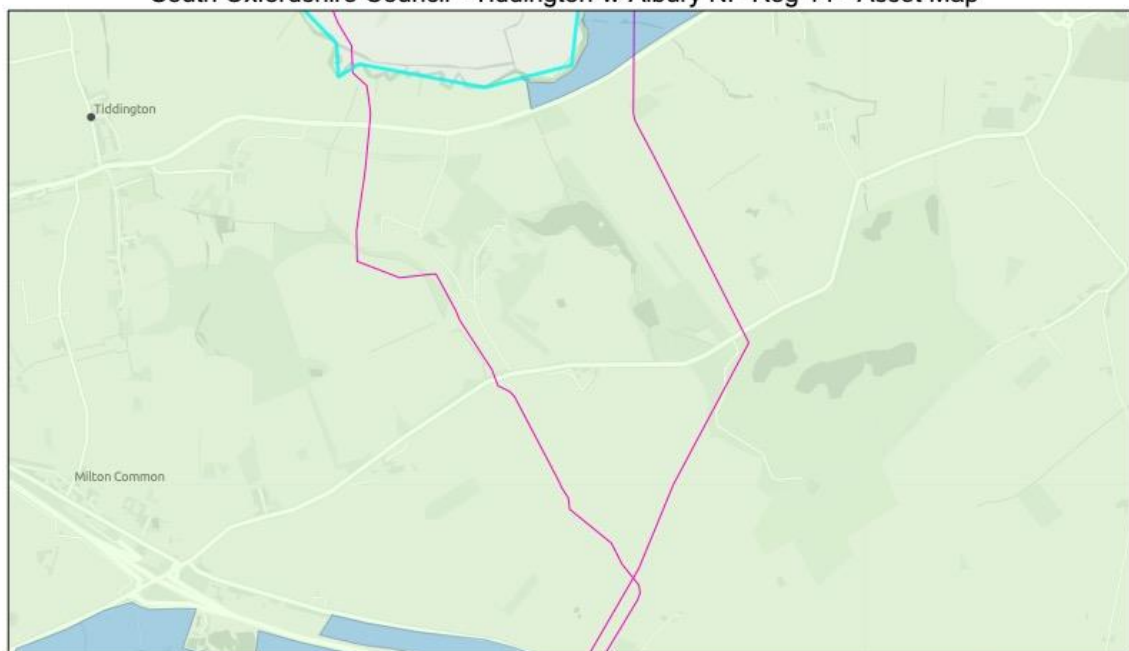
[Redacted] [@avisonyoung.com](https://www.avisonyoung.com) | [avisonyoung.com](https://www.avisonyoung.com)

Central Square South, Orchard Street, 3rd Floor, Newcastle upon Tyne NE1 3AZ

[Twitter](#) | [Property Listings](#)  
[LinkedIn](#) | [Instagram](#)

Letter 15b -

South Oxfordshire Council - Tiddington-w-Albury NP Reg 14 - Asset Map



16/02/2022, 16:29:36

Archived\_Sites\_2848 Development\_Plan\_Monitoring\_v2\_977\_5701  
Gas\_Assets\_6495 Development\_Plan\_Monitoring\_v2\_977

1:18,017  
0 0.15 0.3 0.6 mi  
0 0.23 0.45 0.9 km  
Contains OS data © Crown Copyright and database right 2020  
Contains data from OS Zoomstack

Web AppBuilder for ArcGIS  
Ordnance Survey | yes |

## Tiddington Parish Council – Neighbourhood Plan – Reg 14 Responses

Item 16:

Thames Water – Received 2<sup>nd</sup> March 2022 – See APPENDIX F for Thames Water Response

Dear Sir/Madam

Please find attached comments to the above on behalf of Thames Water.

Regards

[REDACTED]  
Property Town Planner

[REDACTED]  
[REDACTED]@thameswater.co.uk

1<sup>st</sup> Floor West, Clearwater Court, Vastern Road, Reading, Berkshire, RG1 8DB

**APPENDIX A**

Policy and Programmes

**HEAD OF SERVICE:**

**HARRY BARRINGTON-MOUNTFORD**



Listening Learning Leading

**Contact officer:** [REDACTED]

Tel: 01235 422600

Textphone users add 18001 before you dial

15 March 2022

**Tiddington and Albury Neighbourhood Development Plan – Comments under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (As Amended)**

Thank you for giving the Council the opportunity to offer formal comments on your draft neighbourhood plan.

Having seen a complete draft, along with the supporting evidence documents we are able to offer further advice under our duty to support neighbourhood plans. Our response focusses on helping the plan meet the basic conditions as specified by the regulations.

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.

Yours sincerely

[REDACTED]  
**Planning Policy Officer (Neighbourhood)**

Tiddington Parish Council – Neighbourhood Plan – Reg 14 Responses

1	Page 17 – para 3.8	Please add the South Oxfordshire District Council Policy ENV12 which covers light pollution to the list.
2	Page 25- General comment	We recommend that all policies are put into boxes and shaded a different colour to make them distinguishable from the supporting text.
3	Page 25  POLICY TwA1: NATURE RECOVERY	<p>We recommend moving the policies map to the start of this section so it is easily accessible to the reader.</p> <p>We consulted our Ecology officer who has provided the following comments:</p> <p>The Pre-submission plan contains some excellent aspirations for nature’s recovery in the Parish and it is very encouraging to see a Parish taking on this level of ambition.</p> <p>Part A seeks to designate the Nature Recovery Network Plan shown on Figure 3 as the key focus of this policy. Part B of the policy seeks to ensure that any development proposals falling within the network do not compromise the functioning of the network and seek to deliver a net gain for biodiversity which is in accordance with the requirements of the NPPF and SOLP policy ENV3.</p> <p>The first section of Part C however appears to be seeking to restrict development within the network – “Proposals that will prejudice the completion of the Tiddington Nature Recovery Corridor or lead to the loss of land lying within the Network and that will undermine its integrity will be resisted”. In practice this section of the policy would be very difficult to deliver or defend and it is likely that this will need to be re-thought as a more positively worded policy, or that this part of the policy is deleted. The proposed network covers very extensive areas of land within the Parish, much of this land does not at present have any</p>

Tiddington Parish Council – Neighbourhood Plan – Reg 14 Responses

		<p>demonstrable biodiversity value other than that inferred by its historic associations.</p> <p>Decisions about which habitats should be protected from development would need to be based on objective evidence obtained from habitat surveys and cannot be inferred from the decision to declare the land as part of the network.</p> <p>The second element of part C is worded positively, and I would support this.</p>
4	Page 26 – para 5.7	The font size in this section is a lot smaller than the rest of the document, it would be helpful if this was amended.
5	Page 35- Policy TwA3 Local Green Spaces	<p>We note that there have been some objections by landowners of the proposed Local Green Space designations. National Planning Practice Guidance sets out that a Local Green Space does not need to be in public ownership and highlights the importance of contacting local landowners.</p> <p>The success of the designation will depend on the quality of the assessment of each site against the relevant criteria in the NPPF. Please ensure your assessment is robust to ensure you can provide the justification needed for the designation.</p> <p>We would also like to flag that our ecology officer has highlighted that landowner objections may cause issues for the inclusion of these areas in the nature recovery network.</p>
6	General comment	We can see you have a policy on First Homes Exception Sites (POLICY TwA4 FIRST HOMES). First Homes were introduced by the Written Ministerial Statement (WMS) made on 24 May 2021 on Affordable Homes. The WMS introduced significant changes to the delivery of affordable housing, introducing a new affordable housing tenure called First Homes, as well as making changes

		<p>to the current model of Shared Ownership (more information can be found <a href="#">here</a>).</p> <p>First Homes are the government’s preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers through planning obligations. From the 28 June 2021, subject to the transitional arrangements, of all affordable housing units secured through developer contributions, 25% should be First Homes.</p> <p>National Planning Practice Guidance sets out that neighbourhood plans should take account of the new First Home requirements from the 28 June 2021.</p> <p>The Council has produced an advice note on these changes which may be of help, it can be found <a href="#">here</a>. We recommend that a policy on tenure mix which responds to First Homes is inserted into the plan, we recommend the following policy wording:</p> <p><i>‘Taking into account the requirements for affordable housing set out in the development plan, as well as the requirement that at least 25% of all affordable housing units delivered should be First Homes, the affordable housing tenure sought should be in accordance with the table below:</i></p> <p><i>Tenure split, post 28 June 2021</i></p> <table border="1" data-bbox="778 1473 1353 1778"> <thead> <tr> <th><i>Tenure</i></th> <th><i>South Oxfordshire</i></th> </tr> </thead> <tbody> <tr> <td><i>First Homes</i></td> <td><i>25%</i></td> </tr> <tr> <td><i>Social Rent</i></td> <td><i>35%</i></td> </tr> <tr> <td><i>Affordable Rent</i></td> <td><i>25%</i></td> </tr> <tr> <td><i>Other routes to affordable home ownership</i></td> <td><i>15%</i></td> </tr> </tbody> </table>	<i>Tenure</i>	<i>South Oxfordshire</i>	<i>First Homes</i>	<i>25%</i>	<i>Social Rent</i>	<i>35%</i>	<i>Affordable Rent</i>	<i>25%</i>	<i>Other routes to affordable home ownership</i>	<i>15%</i>
<i>Tenure</i>	<i>South Oxfordshire</i>											
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<i>Social Rent</i>	<i>35%</i>											
<i>Affordable Rent</i>	<i>25%</i>											
<i>Other routes to affordable home ownership</i>	<i>15%</i>											
7	Page 36  POLICY TwA4 FIRST HOMES	The Written Ministerial Statement (WMS) made on 24 May 2021 on Affordable Homes										

		<p>introduced First Homes Exception sites. It states: <i>‘Local authorities should support the development of these First Homes exception sites, suitable for first-time buyers, unless the need for such homes is already being met within the local authority’s area. Local connection criteria may be set where these can be supported by evidence of necessity and will not compromise site viability. First Homes exception sites should be on land which is not already allocated for housing and should:</i></p> <p><i>a) comprise First Homes (as defined in this Written Ministerial Statement)</i></p> <p><i>b) be adjacent to existing settlements, proportionate in size to them, not compromise the protection given to areas or assets of particular importance in the National Planning Policy Framework[3], and comply with any local design policies and standards.’</i></p> <p>We understand the purpose of Policy TwA4 is to guide the element of proportionality required by point b) above.</p> <p>National Planning Practice Guidance encourages neighbourhood planning groups to set policies which specify their approach to determining the proportionality of First Homes exception site proposals, and the sorts of evidence that they might need in order to properly assess this.</p> <p>Policy TwA4 appears to seek to impose arbitrary restrictions with points i,ii and iii instead of setting out an approach and what evidence may be necessary to assess the proportionality of a scheme.</p> <p>The neighbourhood plan supporting text draws a parallel with Policy H10 of the Local Plan. Policy H10 is aligned with NPPF paragraph 72 which defines proportionality in footnote 35.</p>
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Tiddington Parish Council – Neighbourhood Plan – Reg 14 Responses

		It may be counterproductive to set overly restrictive ceilings where this may prevent sites coming forward to meet local needs.
8	Page 39 POLICY TwA6 PROTECTION OF KEY VIEWS	<p>The identified key views are shown on the Policy Map, and are noted in the policy to be from public vantage points, however the view on the northeast edge of Tiddington, view 10, does not appear to be from the public footpath, has this been shown in the correct location?</p> <p>Neighbourhood plan policies cannot affect or influence development on land outside the neighbourhood area. Within this context, paragraph 5.34 should be amended. We also recommend that part of View 2, where the arrow points towards outside the NDP area, is amended.</p> <p>Our Landscape Officer pointed out that some views, view 4 for example, are very wide ranging.</p>
9	Page 41 TwA10 TRAFFIC MANAGEMENT AND TRANSPORT	We support the objectives of this policy however it should be noted that development proposals are required to mitigate their own impact.
10	Page 44 POLICY TwA11 DARK SKIES	<p>The evidence for the policy needs to be robust to provide this level of detail. Our landscape officers have recommended that reference is added to explain where the light levels set out in this policy have come from.</p> <p>We recommend the policy is related to the Institute of Lighting Professionals guidance note 1 for the reduction of obtrusive light (2021). The link is provided below:</p> <p><a href="https://theilp.org.uk/publication/guidance-note-1-for-the-reduction-of-obtrusive-light-2021/">https://theilp.org.uk/publication/guidance-note-1-for-the-reduction-of-obtrusive-light-2021/</a></p>



Tiddington Parish Council – Neighbourhood Plan – Reg 14 Responses

		<p>We also use the South Downs as a good reference point re lighting which you may find useful.</p> <p><a href="https://www.southdowns.gov.uk/planning-policy/supplementary-planning-documents/technical-advice-notes-tans/dark-skies-technical-advice-note-tan/">https://www.southdowns.gov.uk/planning-policy/supplementary-planning-documents/technical-advice-notes-tans/dark-skies-technical-advice-note-tan/</a>.</p> <p>The page 20 onwards would be applicable for this Policy.</p>
11	Page 49	The quality of the policies map needs to be improved for Policies Map- insert 1.
12	General comment	<p>Our Corporate Energy Officer has provided the following comments:</p> <p>I have reviewed the Tiddington with Albury Neighbourhood Plan and cannot find any policies relating to energy saving or renewable energy. Many other communities are now including such policies in their Neighbourhood Plans so there are plenty of local examples that could be considered.</p> <p>Policies on climate change give a community the opportunity to have greater influence on the energy efficiency of development taking place in the area as well as an opportunity to make statements regarding their support for renewable energy sources.</p> <p>Support is available from the Centre for Sustainable Energy, including examples of potential local plan policies, in their helpful publication Neighbourhood Planning in a Climate Emergency</p>

Tiddington Parish Council – Neighbourhood Plan – Reg 14 Responses

		<p><a href="https://neighbourhoodplanning.org/toolkits-and-guidance/how-to-write-a-neighbourhood-plan-in-a-climate-emergency/">https://neighbourhoodplanning.org/toolkits-and-guidance/how-to-write-a-neighbourhood-plan-in-a-climate-emergency/</a></p>
13	General Comment	<p>Our Equality and Inclusivity Officer has provided the following comments:</p> <p>Page 20 – Very encouraging to read that residents want a more inclusive park with better disabled access.</p> <p>Page 24 – Understand the need to try and reduce car use and encourage sustainable travel, however, this should be easily accessible. Also please can consideration be given to those people with various disabilities/impairments that can only travel by using a car.</p> <p>Page 26 5.7 – font size changes half way through to a much smaller font. Could we try and ensure all font is Arial 12.</p> <p>Page 64/65 No real mention of making green spaces accessible.</p> <p>Also there is quite a lot of bold italic font throughout the document – bold font is ok if in plain text, but not italic as it's not ideal for people with visual impairments.</p>



**APPENDIX B**

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

**District:** South Oxfordshire

**Consultation:** Tiddington with Albury Pre-Submission Neighbourhood Plan

**Annex 1 contains officer advice.**

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**Overall View of Oxfordshire County Council**

Oxfordshire County Council welcomes the opportunity to comment on the Tiddington with Albury Neighbourhood Plan and supports the Parish Council's ambition to prepare a Neighbourhood Plan.

**Officer's Name:** [REDACTED] **Officer's Title:** Planner **Date:** 15 March 2022

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**ANNEX 1**

**OFFICER ADVICE**

**District:** South Oxfordshire

**Consultation:** Tiddington with Albury Neighbourhood Plan 2016 – 2035 (Pre-Submission Document)

**Team:** Strategic Planning

**Officer's Name:** [REDACTED]

**Officer's Title:** Planner **Date:**

09/03/22

---

## **Strategic Comments**

This would be the first Neighbourhood Plan for Tiddington with Albury.

Oxfordshire County Council request the removal of LGS5 The railway line and LGS2 Village Green from the Neighbourhood Plan. Our Property Team's response on page 6 of this document details the reasons for removing LGS5 The Railway line.

LGS2 Village Green is public highway land and the County Council is the relevant Highways Authority. Where land has highways status, this takes legal precedence over the rights of the sub soil owner and no works can take place without the County Council's approval. The highway status of the land means the public have the right to pass and re-pass over it and public utilities have the right to site equipment on or within it. It is unclear how any green space status could affect this, or the County Council's ability to carry out any highway works or improvements in the future and we would not want to fetter this ability in any way.

Given the reasons above, the County Council objects to the inclusion of LGS2 Village Green as a Local Green Space in the Pre-Submission Tiddington with Albury Neighbourhood Plan.

In addition, the boundary of LGS3 Tiddington Cricket Club requires amendment to exclude Highways land on the verge at the entrance on Albury View (for the same reasons as above).

Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being (NPPF para 114). Consideration should be given to the fact that any new homes or commercial premises planned to be built have 21st digital infrastructure installed at the build phase. Developers should be required to engage with a telecommunications network provider to provide a full fibre connection to each residential/business premise. This will significantly mitigate environmental impacts of any proposed development. People will be able to work from home, reducing unnecessary journeys. Moreover, digital infrastructure provides the backbone for digital technologies' role in building a low carbon economy.

For further details explaining County services relevant to neighbourhood planning please see: [Neighbourhood planning guide | Oxfordshire County Council](#)

**Oxfordshire County Archaeological Service**

██████████  
Planning Archaeologist

14/2/2022

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## **Archaeology Comments**

Although the neighbourhood plan highlights the heritage of Tiddington-with-Albury, particularly Appendix 7, there is no specific policy relating to the historic environment and preservation and enhancement of the parishes heritage assets.

We would therefore recommend that the Neighbourhood Plan is amended to include a specific policy on the historic environment as set out below, that would appropriately accord with the NPPF and Local Plan policy.

### **Policy - Historic Environment**

The parish's designated historic heritage assets and their settings, both above and below ground including listed buildings, scheduled monuments and conservation areas will be conserved and enhanced for their historic significance and their important contribution to local distinctiveness, character and sense of place.

Proposals for development that affect non-designated historic assets will be considered taking account of the scale of any harm or loss and the significance of the heritage asset as set out in the National Planning Policy Framework (NPPF 2021).

**District:** South Oxfordshire

**Consultation:** Tiddington with Albury Neighbourhood Plan 2016 – 2035 (Pre-Submission Document)

**Team:** Highway Records team

**Officer's Name:** [REDACTED]

**Officer's Title:** Principal Officer Highway Records **Date:**  
15 February 2022

---

## **Highways Records Comments**

I have compared the green spaces in the plan with the Highway record and I have the following comments

LGS2 – This area is currently public highway

LGS3 – The majority of this land is NOT public highway with the exception of the highway verge at the entrance on Albury View

As per previous plans, we would advise against any designation being placed upon land that restricts its future use as public highway.

OCC Property  
[REDACTED] (Bluestone Planning)  
Partner  
28<sup>th</sup> February 2022

---

## Property Comments

OCC Property notes that the land shown as Village Green in the centre of Tiddington alongside the A418 is proposed to be designated as a Local Green Space (LGS) (**Site 2: Village Green**). It is understood that this land is highways land.

Land to the south west of Tiddington is proposed to be designated as a Local Green Space (**Site 5: Railway Line**).

The land is a former railway line located within the Green Belt and currently subject to a number of group Tree Preservation Orders. The land is owned by OCC and not by 'Mr Hedges' as represented in Appendix 3 and therefore the landowner was not notified. The screenshot below highlights the site edged red in question as taken from OCC records.



It is not subject to any Public Right of Way and understood that no permissive rights to the general public have been granted (notwithstanding any private access agreements).

It is not considered that the site falls within the scope of a Local Green Space designation for the following reasons:

- It is a privately-owned site without general public recreational benefit.
- It is understood that the historic value of the former railway is important to the Parish, however no other part of the dismantled railway has been put forward as a LGS. This would therefore diminish any benefit derived by its designation.
- With regard to the matters of tranquillity and beauty, it is considered that the site has sufficient protection in relation to the Green Belt designation and TPOs.

Overall it is considered that a further designation in addition to those which currently exist would be extremely onerous and unnecessary.

Albury Neighbourhood Plan 2016

**Minerals and Waste Policy**

██████████  
Minerals and Waste Local Plan manager

28.02.2022

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**Minerals & Waste Comments**

We are pleased to see in paragraph 3.9 that the Oxfordshire Minerals and Waste Local Plan is referenced, and that the parish will continue to engage in the Minerals and Waste Local Plan preparation. The legislation refers to the “development plan,” and so I suggest the following changes to bring the paragraph in line with that legislation.

“3.9 There are other development plan documents, for example the Oxfordshire Minerals and Waste Local Plan, that apply to the Parish. The Oxfordshire Mineral and Waste Local Plan Part 1 – Core Strategy identifies the A418 and A329 running through the parish as ‘Links to larger towns’ and the M40 as a ‘Through route’. It requires that new waste management facilities are located and managed to minimise the use of unsuitable roads, particularly through settlements. The Minerals and Waste Local Plan: Part 2 – Site Allocations which will provide and identify sites for minerals and waste management development and allocate sites required to provide additional capacity is currently being prepared and anticipated to be adopted in December 2023. At this stage, none of the sites identified fall within the parish, however some sites lying outside of the parish may have an effect on traffic through the villages. As minerals and waste matters are defined as ‘excluded development’ for Neighbourhood Plans, the Parish Council will continue to engage in the Minerals and Waste Local Plan preparation process.”

This suggested change affects terminology only and does not affect the direction of the policy. Other than that suggestion, the Minerals and Waste Policy Team does not have any comment to make on the neighbourhood plan.



**District:** South Oxfordshire

**Consultation:** Tiddington with Albury Neighbourhood Plan 2016 – 2035 (Pre-Submission Document)

**Team:** Access to Learning

**Officer's Name:** [REDACTED]

**Officer's Title:** Information Analyst **Date:**

24/02/2022

---

## **Education Comments**

Tiddington-with-Albury parish falls into two school planning areas; the majority falling within the Wheatley planning area and with a small area to the east of Albury falling within the Thame Town planning area. While there is the possibility of some pressure on primary schools within the Thame Town planning area in coming years, Wheatley Primary planning area is expected to continue to have surplus capacity. With regard to secondary school capacity, there is thought to be no current need to expand Wheatley Park Secondary School based on current forecasts. Lord Williams' School in the Thame Town planning area expanded to a total capacity of 2,250 in October 2021, which is expected to be sufficient to provide places for in-catchment children.

**APPENDIX C**

Our Ref: 132796  
Date: 15 March 2022

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

Dear Sir / Madam,

Tiddington with Albury Neighbourhood Plan – Response to Regulation 14 ‘Pre-Submission’  
version of the emerging Tiddington with Albury Neighbourhood Plan

Garden of 46 Ickford Road, Tiddington, OX9 2LU

On Behalf of [REDACTED] and [REDACTED]

On behalf of Fisher German’s client, [REDACTED] and [REDACTED], I write in response to the Regulation 14 (Pre-Submission) consultation being held for the emerging Tiddington with Albury Neighbourhood Plan (TwANP).

[REDACTED] and [REDACTED] own the site known as 46 Ickford Road, Tiddington, OX9 2LU which comprises 1no. dwelling and associated garden.

The purpose of this representation is to promote the garden of 46 Ickford Road for residential development. The site measures 0.7ha. Once accounting for the character of the village and the retention of the existing house, it is assumed at this stage that around 6 units could be delivered on the site subject to further investigation and feasibility studies. The dwellings would be able to meet an identified Parish need in terms of size and we understand there is a particular need for 2 – 3 bedroom properties.

The site has developer interest and is available for development.

The preparation of the TwANP sits under adopted strategic development plan policies for South Oxfordshire District Council as set out within the Local Plan 2035 (adopted 10<sup>th</sup> December 2020). General conformity with these strategic policies is one of the basic conditions which must be met for a neighbourhood development plan (NDP) to proceed to referendum.

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## **Legislative Requirements – The Basic Conditions**

Paragraph: 065, Reference ID: 41-065-20140306 of the National Planning Practice Guidance (PPG) sets out the basic conditions that a draft neighbourhood plan or Order must meet if it is to proceed to referendum.

Before a Neighbourhood Development Plan can be put to referendum and be made, each of the basic conditions set out within Paragraph 065 Reference ID 41-065-20140306 must be met. The basic conditions are set out in 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 basic conditions are as follows:

“(2) A draft order meets the basic conditions if –

- (a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order,
- (b) having special regard to the desirability of preserving any listed buildings or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order.
- (c) having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order,
- (d) the making of the order contributes to the achievement of sustainable development,
- (e) the making or the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
- (f) the making of the order does not breach, and is otherwise compatible with, EU obligations [*as incorporated into UK law*], and
- (g) prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.

### **Ickford Road, Tiddington**

Tiddington with Albury is a small village that lies approximately 10 miles west of Oxford and is well connected to larger centres including Thame and Oxford by the A418. It is designated as a Smaller Village with local amenities including a pub, car garage and cricket club. The site itself lies to the north of the village of Tiddington and sits on Ickford Road which connects Tiddington with Ickford to the north.

46 Ickford Road is outside of, but adjacent to Green Belt land.

The site has 2 existing driveway access points in the form of a loop with an existing residential dwelling fronting Ickford Road.

The site is located in flood zone 1. It should be noted that the land to the west of the site is almost entirely in Flood zone 3.

The site is currently laid to garden land and has strong vegetation along boundaries. The site is gently sloping toward the village which in landscape terms presents with an identity towards the built form rather than the open countryside to the northwest.

It is proposed that the site would be able to sensitively accommodate up to 6 dwellings, with parking and garden land.

## **Emerging Housing Need and Housing Allocations**

The TwANP is designed to provide a vision for Tiddington and Albury to 2035 and needs to set out clear policies and allocations to guide and shape the Parish and the community over the plan period. It is intended:

*'This Neighbourhood Plan covers the parish of Tiddington-with-Albury (The Parish). Neighbourhood Planning allows a community to have a strong voice in how development i.e. the use of land, should be shaped in their town or village in the future.'*

The following emerging policies are of relevance to this representation:

Policy TwA2 states;

#### **POLICY TwA2: VILLAGE BOUNDARIES AND INFILL DEVELOPMENT**

- A. The Neighbourhood Plan defines Village Boundaries at Tiddington and Milton Common, as shown on the Policies Maps.*
- B. Proposals for infill development and redevelopment within the village boundaries that lie outside the Green Belt will be supported, provided they accord with the design and development management policies of the Development Plan. Proposals for development outside the village boundaries and outside the Green Belt will only be supported if they are consistent with Development Plan policies for the countryside.*
- C. Proposals for limited infill development and redevelopment within the village boundaries that lie within the Green Belt will be deemed appropriate development in the Green Belt and will be supported, provided they accord with the design and development management policies of the Development Plan. Proposals for development outside the village boundaries that lie within the Green Belt will not be supported unless very special circumstances can be demonstrated or that they do not comprise inappropriate development in the Green Belt as set out in national policy.*

Policy TwA4 states:

#### **POLICY TwA4 FIRST HOMES**

Proposals for a First Homes Exception Site will be deemed proportionate if:

- i. no other proposal for a First Homes Exception Site has been approved and implemented in the plan period;**
- ii. the gross site area is no more than 0.2Ha and has a main road frontage;**
- iii. the scheme is for no more than 6 homes;**
- iv. at least one of the site boundaries entirely adjoins the settlement boundary defined by Policy TwA2; and**
- v. it can be demonstrated that the scheme will:**
  - a. avoid areas at risk of flooding; and**
  - b. not cause unacceptable harm to identified Important Views or harm to any designated heritage assets.**

Policy TwA5 states:

#### **POLICY TwA5 HOUSING MIX**

*Proposals for new residential development should provide homes to address the nature of local needs and contribute to the objective of creating a mixed and balanced community. Proposals that recognise the need for smaller dwellings and comprise of two- or three-bedroom homes will be particularly supported.*

The plan does not identify any gaps in built frontages which are appropriate for infill development and does not make any allocations for housing. The TwANP requires compliance with the South Oxfordshire Local Plan.

Policy H8 of the South Oxfordshire District Local Plan 2035 states:

## Policy H8: Housing in the Smaller Villages

- 1. The Council will support development within the Smaller Villages in accordance with Policy H16. Where a Parish Council wishes to prepare a Neighbourhood Development Plan and make housing allocations within it to support further growth, the Council will support this.**
- 2. Those Neighbourhood Development Plans will need to demonstrate that the level of growth they are planning for is commensurate to the scale and character of their village, and this is expected to be around a 5% to 10% increase in dwellings above the number of dwellings in the village in the 2011 census (minus any completions since 1 April 2011).**

Paragraph 4.37 of the Local Plan addresses the issue of development in Rural Areas and those settlements with a Settlement Policy Area, including Tiddington with Albury.

*'4.37 Smaller Villages, as defined in the settlement hierarchy (Appendix 7), have no defined requirement to contribute towards delivering additional housing (beyond windfall and infill development) to meet the overall housing requirement of South Oxfordshire. There is a sufficient supply of housing from strategic allocations and from existing planning permissions, which means that the less sustainable settlements will not be required to offset the housing requirement. However, some parishes may still wish to proceed with preparing a Neighbourhood Development Plan for example to achieve the protection afforded by allocating housing to fund projects they want to deliver, or they would like to identify a specific type of housing bespoke to their village's needs. The Council's strategy therefore allows them to do so, provided that the levels of growth are commensurate to the size of the village.'*

The Adopted South Oxfordshire Local Plan is clear that those settlements subject to Settlement Policy Areas should direct development through site specific allocations.

South Oxfordshire's Housing Delivery Test Result (Dec 2021) was 173%, It needs to be noted however that whilst the Local Plan 2035 was adopted in December 2020, The Joint Local Plan to 2041 is now being prepared and the evidence within that may indicate that the rural areas need to plan for a level of appropriate growth. It is likely that additional housing will be required across the District.

Whilst Smaller Villages are not required, and have the choice whether, to allocate housing through their Neighbourhood Plans, there is clear support for this by Policy H8. The Parish should proactively allocate new housing beyond just infill and redevelopment of brownfield sites. Looking at the proposed settlement boundary, there is limited opportunity for infill

development making it unlikely that any further housing will be successfully delivered in the village.

At paragraph 2.11 the draft TwANP states *“Despite its growth, The Parish has no facilities having lost its school, shop, post office, and railway station and has no medical or dental services.”*

We have undertaken a planning history review for the village and believe that 23 dwellings have been permitted since the 2011 census results were published (see [Appendix 1](#)).

It is important that the Parish recognises that some additional development commensurate to the scale of the village could actually help rejuvenate some of the lost facilities and services identified at paragraph 2.11. Larger housing sites that are not mainly 1 or 2 dwellings could deliver facilities and services either on site (where it is viable) or through CIL capital receipts. Housing development brings investment to a village which can benefit the whole community.

The current version of the TwANP does not propose any draft housing allocations and simply states at paragraph 3.6 that *“In respect of the TNP, the District Council has confirmed that the ‘indicative housing figure’ (as per 2021 NPPF p.66) for the Parish is zero”*. We disagree with this approach. We recommend that the Parish instructs an independent Housing Needs survey to fully assess the housing need in the village for the plan period and beyond to at least 2041 to coincide with the new emerging plan period.

At paragraph 5(g) on page 22 the Parish state that:

*“Regarding future housing, within The Parish, Tiddington, the largest of the four residential areas, is defined as a ‘Smaller village’ and “smaller villages’ - are likely to deliver 5%-10% growth, based on the number of dwellings at the 2011 census, minus completions since 2011 and outstanding commitments. This can be achieved through Neighbourhood Development Plans’. This 5% goal by 2035 has already been achieved”*.

The neighbourhood plan does not demonstrate how and where this 5% has been met however [Appendix 1](#) sets out the dwellings permitted since the start of 2011. Nevertheless, we believe that a 10% - 15% increase on the [2021 Census results](#) (once published) should be adopted within the neighbourhood plan to ensure that housing delivery is robust.

Even using the 2011 data, a 10% increase on the 260 dwellings from the 2011 Census would be 26 dwellings. Even if 23 of these have already been delivered that would leave at least a further 3 needing to be allocated, based on an old Census.

The garden of 46 Ickford Road would be able to meet a portion of additional need by delivering around 6 houses, subject to further investigation and feasibility studies. This increase would meet the remainder of the 10% increase from the 2011 Census and would plan for a few units over this 10% to accommodate growth to 2041 and account for the 2021 Census. Pre-empting this additional need and planning proactively will mean that the longevity of housing growth planned for in the Parish would be more likely to fit any growth identified or encouraged through the emerging Joint Local Plan.

To allocate no housing at all to at least the year 2035 will create an acute housing shortage for those who are currently residing in the village as children and teenagers who may wish to continue living in the village as adults.

We stress the importance of taking a proactive approach to the delivery of housing in the District, particularly in light of the emerging South Oxfordshire and Vale Joint Local Plan to 2041 which will plan for growth in the District at least 6 years beyond the current neighbourhood plan period. Even if it transpires that the Joint Local Plan requires a more

moderate level of growth (for example less than 5%), then this site can still meet that identified need.

Currently there are no draft housing allocations within the neighbourhood plan and therefore this would not meet the National Planning Policy Framework (NPPF) test. By offering the garden of 46 Ickford Road as a site for residential development, it can help the parish plan proactively for their area and provide housing delivery of a commensurate scale.

The absence of housing allocations means that if adopted in its current form, the neighbourhood plan would not meet all of the criteria set out at paragraph 14 of the NPPF (2021). We would like to be helpful to the Parish and provide constructive feedback, by offering the garden of 46 Ickford Road for residential development, in order to protect the Parish from speculative development in the future. This is explained further later in this representation under the 'NPPF' heading.

## **National Planning Policy Framework (NPPF) (2021)**

Paragraph 14 of the NPPF states:

*'In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided all of the following apply:*

- a) the neighbourhood plan became part of the development plan two years or less before the date on which the decision is made.*
- b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement.*
- c) the local planning authority has at least a three-year supply of deliverable housing sites (against its five-year housing supply requirement, including the appropriate buffer as set out in paragraph 74); and*
- d) the local planning authority's housing delivery was at least 45% of that required over the previous three years.'*

The current version of the TwANP does not propose any draft housing allocations to meet its identified housing requirement. This means that if adopted in its current form, the neighbourhood plan would not meet all of the criteria set out at paragraph 14 of the NPPF (2021). We would like to be helpful to the Parish and provide constructive feedback, by offering the garden of 46 Ickford Road for residential development, in order to protect the Parish from speculative development in the future. If South Oxfordshire's housing delivery test result or five-year land supply drops within 2 years of the TwANP being adopted, the village would be at risk to speculative planning applications under the presumption of sustainable development.



The neighbourhood plan needs to include policies and allocations to meet the identified housing needs, otherwise paragraph 14 of the NPPF is not met. It is therefore prudent for the Parish to include such allocations.

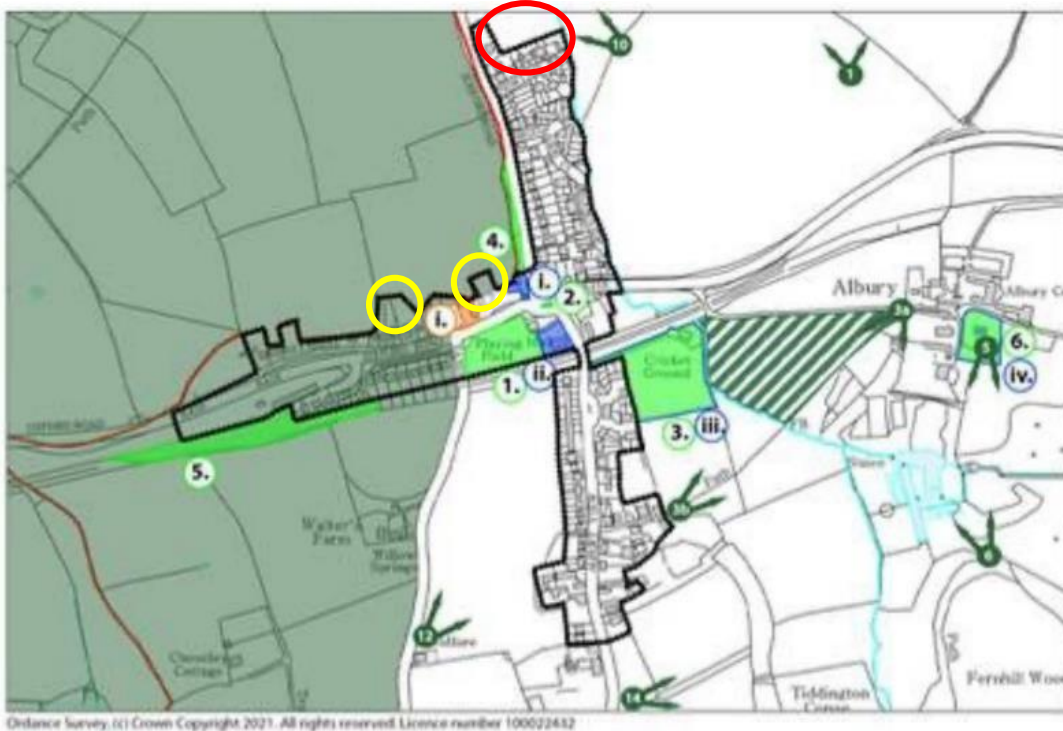
## **Tiddington Settlement Boundary**

The draft settlement boundary which has been produced has included only part of the garden at 46 Ickford Road within village. This therefore results in a large proportion of this site being located within the open countryside and restricts any potential development.

The approach taken to drawing the proposed settlement boundary is inconsistent as some properties with extensive gardens have had their full garden included within in, but no.46 has not. It is sought that the settlement boundary is amended to include the full garden of 46 Ickford Road.

The extract of the proposed policies map below highlights in red the area of 46 Ickford Road that should be included in the settlement boundary, and highlights in yellow where the whole gardens of similar properties have been included in the boundary.

There is no evidence to suggest that this area of 46 Ickford Road should be excluded when other properties include the whole of the garden



## **Important Views**

Key View 10 'Looking northeast from behind Brookside Close' does not cover the site however the boundary of the site can be seen in the photograph provided on page 85. The site gives no contribution to Key View 10 given it is densely screened by trees and vegetation forming a boundary to this view.

Developing this site for housing would not negatively affect this Key View as the existing vegetation would be retained and the dwellings almost invisible.

## **Proposed Changes to TwANP**

Changes required – we recommend that the TwANP has the following amendments.

- The garden of 46 Ickford Road should be allocated for up to 6 dwellings. The plan fails to appropriately guide future development beyond what has already been permitted and leaves a policy vacuum as to the location and scale of development. In its current state the neighbourhood plan leaves the Parish at risk to speculative applications should the land supply for the District drop below 5 years within 2 years of the neighbourhood plan being adopted.
- Policy TwA2 and the policies map should be amended, and the settlement boundary redrawn to incorporate the full site of 46 Ickford Road to allow for the site to come forward to residential development.
- The garden of 46 Ickford Road is available for development to meet some of the existing and future housing need, including the need for 2 and 3 bedroom dwellings identified by policy TwA5.

### **Conclusions**

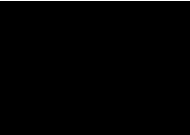
To conclude, we recommend the inclusion of the garden of 46 Ickford Road within the settlement boundary of the neighbourhood plan. The site has developer interest and is available for residential development. Delivery of the site will support the need for housing in the South Oxfordshire region up to at least 2041 and growth should be planned for proactively in light of this emerging Joint Local Plan.

The garden of 46 Ickford Road should be allocated for residential development for up to 6 dwellings. We also recommend that the Parish have an independent housing needs survey carried out to fully assess the housing need in the village

Thank you for the opportunity to respond to this consultation, and please do get in touch if the Parish would like to discuss this site further.

We would be grateful if we could be kept updated on the future stages in the making of the TwANP.

Yours sincerely,



For and on behalf of Fisher German LLP

Email:

 [@fishergerman.co.uk](mailto:fishergerman.co.uk)

Mobile:

 Enclosures: As stated above.

# Appendix 1 – Site Location Plan



**Promap**  
LANDMARK INFORMATION

Ordnance Survey Crown Copyright 2022. All rights reserved.  
Licence number 100022432.  
Plotted Scale - 1:1250. Paper Size – A4

**FISHER  
GERMAN**



## Appendix 2 – Permitted Additional Dwellings since January 2011 (Tiddington with Albury Parish)

Application Reference	Site Location	Date permitted	No. of Dwellings
P12/S3208/FUL	Cranmer Rise London Road Milton Common OX9 2JN	13th March 2013	2
P15/S0917/FUL	Land adjacent to Chestnut Cottage Albury View Tiddington OX9 2LQ	4th June 2015	2
P16/S3018/FUL	The Oxford Belfry Hotel London Road Milton Common OX9 2JW	4th November 2016	2
P16/S3071/PAR	Albury Farm Draycott Tiddington OX9 2LX	8th November 2016	1
P16/S3603/FUL	The Oxford Belfry Hotel London Road Milton Common OX9 2JW	21st February 2017	4 (and revised by application P17/SO921/FUL)
P16/S3521/FUL	Embankment House Albury View Tiddington OX9 2FJ	4th January 2017	1
P17/S1076/O	Quinton Sandy Lane Tiddington OX9 2JZ	15th May 2017	1
P17/S1067/FUL	The Oxford Belfry Hotel London Road Milton Common OX9 2JW	23rd May 2017	6 (net of 4 counted as part of site includes 2 permitted under P16/S3018/FUL).
P17/S3359/O	Hartgrove Oxford Road Tiddington OX9 2LH	22nd December 2017	2 (net of 1 counted as there was an existing unit on site).

## Tiddington Parish Council – Neighbourhood Plan – Reg 14 Responses

P18/S0303/FUL	Manor Farm Albury View Tiddington OX9 2LQ	9 <sup>th</sup> March 2018	2
P18/S0421/FUL	Land to the rear of Quinton Sandy Lane Milton Common OX9 2JZ	20th April 2018	1 (net of 0 counted as resubmission of dwellings approved under P17/S1076/O)
P18/S0931/FUL	The Bungalow Oxford Road Tiddington OX9 2LH	1st June 2018	2 (net of 1 counted as was sub-division of 1 house).



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Application Reference	Site Location	Date permitted	No. of Dwellings
P21/S3054/O	Site adjacent Homeward Oxford Rd Tiddington OX9 2LH	8th September 2021	2
Total			23

# Tiddington Parish Council – Neighbourhood Plan – Reg 14 Responses

## APPENDIX D

Letter 9 - Date: 07 February 2022

Our ref: 382755

Your ref: Tiddington with Albury Neighbourhood Plan REG 14



Ms Julie Stoyle  
Clerk to the Tiddington With Albury Parish Council

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

**BY EMAIL ONLY - [clerk@tiddingtonparishcouncil.org.uk](mailto:clerk@tiddingtonparishcouncil.org.uk)**

T 0300 060 3900

Dear Ms Stoyle and Tiddington with Albury Parish Council

### **Tiddington with Albury Neighbourhood Plan – Pre-submission REG 14**

Thank you for your consultation request on the above dated and received by Natural England on date 1<sup>st</sup> February 2022.

At this time, Natural England is not able to fully assess the potential impacts of this plan on statutory nature conservation sites or protected landscapes or, provide detailed advice in relation to this consultation. If you consider there are significant risks to statutory nature conservation sites or protected landscapes, please set out the specific areas on which you require advice.

The lack of detailed advice from Natural England does not imply that there are no impacts on the natural environment. It is for the deciding authority to determine whether or not the plan is consistent with national and local environmental policies. Other bodies and individuals may provide information and advice on the impacts of the plan on the natural environment to assist the decision making process.

Guidance on the assessment of Neighbourhood Plans, in light of the Environmental Assessment of

Plans and Programmes Regulations 2004 (as amended), is contained within the [National Planning Practice Guidance](#). The guidance highlights three triggers that may require the production of an SEA, for instance where:

- a neighbourhood plan allocates sites for development
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan


## Tiddington Parish Council – Neighbourhood Plan – Reg 14 Responses

- the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.

Natural England does not routinely maintain locally specific data on all potential environmental assets. As a result the responsible authority should raise environmental issues that we have not identified on local or national biodiversity action plan species and/or habitats, local wildlife sites or local landscape character, with its own ecological and/or landscape advisers, local record centre, recording society or wildlife body on the local landscape and biodiversity receptors that may be affected by this plan, before determining whether an SA/SEA is necessary.

Please note that Natural England reserves the right to provide further comments on the environmental assessment of the plan beyond this SEA/SA screening stage, should the responsible authority seek our views on the scoping or environmental report stages. This includes any third party appeal against any screening decision you may make.

Yours sincerely

  
Operations Delivery  
Consultations Team  
Natural England

# Tiddington Parish Council – Neighbourhood Plan – Reg 14 Responses

APPENDIX E

Central Square South  
Orchard Street  
Newcastle upon Tyne  
NE1 3AZ

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+44 (0)191 269 0076



avisonyoung.co.uk

Our Ref: MV/15B901605

16 February 2022

Tiddington with Albury Parish Council  
[clerk@tiddingtonparishcouncil.org.uk](mailto:clerk@tiddingtonparishcouncil.org.uk)  
**via email only**

Dear Sir / Madam

## **Tiddington with Albury Neighbourhood Plan Regulation 14 Consultation January - February 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, so it can reach homes and businesses.

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:** Following a review of the above document we have identified the following National Grid assets as falling within the Neighbourhood area boundary:

### Gas Transmission

Asset Description
Gas Transmission Pipeline, route: STEPPINGLEY TO EAST ILSLEY

A plan showing details of National Grid's assets is attached to this letter. Please note that this plan is illustrative only.

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Registered office, 3 Brindleyplace, Birmingham B1 2JB. Regulated by RICS

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

- [www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shapefiles/files/](http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shapefiles/files/)

Please 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](http://www.energynetworks.org.uk)

Information regarding the gas distribution network is available by contacting:  
[plantprotection@cadentgas.com](mailto:plantprotection@cadentgas.com)

### Further Advice

Please remember to consult National Grid on any Neighbourhood Plan Documents or sitespecific proposals that could affect our assets.

We would be grateful if you could add our details shown below to your consultation database, if they are not already included:

██████████, Director

[nationalgrid.uk@avisonyoung.com](mailto:nationalgrid.uk@avisonyoung.com)

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

██████████, Town Planner

[box.landandacquisitions@nationalgrid.com](mailto:box.landandacquisitions@nationalgrid.com)

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

## Tiddington Parish Council – Neighbourhood Plan – Reg 14 Responses

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

**Yours faithfully,**



**MRTPI Director 0191 269 0094**

**@avisonyoung.com**

**For and on behalf of Avison Young**

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Registered office, 3 Brindleyplace, Birmingham B1 2JB. Regulated by RICS 2

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](http://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.

## Tiddington Parish Council – Neighbourhood Plan – Reg 14 Responses

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](http://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](mailto:nationalgrid.uk@avisonyoung.com)

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Registered office, 3 Brindleyplace, Birmingham B1 2JB. Regulated by RICS 3

APPENDIX F



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## **West Oxon - Tiddington-with-Albury NEIGHBOURHOOD PLAN 2016-2035 Pre-Submission Plan**

Dear Sir/Madam,

Thank you for allowing Thames Water Utilities Ltd (Thames Water) to comment on the above. Thames Water is the statutory water and sewage undertaker for the South Oxfordshire area and hence a “specific consultation body”. We have the following comments on the Tiddington Neighbourhood Plan:

### **Infrastructure Policies – Comments on Water and Wastewater/Sewerage Infrastructure**

Thames Water consider that there should be a separate policy covering water and wastewater/sewerage infrastructure in the Neighbourhood Plan.

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

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*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....”*

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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 consider 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 the Neighbourhood Plan include the following policy/supporting text:

### **PROPOSED NEW WATER/WASTEWATER INFRASTRUCTURE 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.

Proposed policy text:

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

## Comments in Relation to Flood Risk and Sustainable Drainage Systems

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

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

Flood risk sustainability objectives 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.***"

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

Yours faithfully

**Thames Water Utilities Ltd**