



Benson Parish

Revised Neighbourhood Plan

Consultation Statement

September 2022



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INTRODUCTION

This Consultation Statement has been prepared in order to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 Section 15(2). Part 5 of the regulations states that a Consultation Statement should:

- a) contain details of the persons and bodies who were consulted about the proposed Neighbourhood Development Plan;
- b) explain how they were consulted;
- c) summarise the main issues and concerns raised by the persons consulted; and
- d) describe how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Development Plan.

AIMS

The aims of the Benson Revised Neighbourhood Plan (RNP) consultation process were:

- a) to involve as many of the community as possible throughout all consultation stages of RNP development in order that the RNP was informed by the views of local people and other stakeholders from the start of the revision process;
- b) to ensure that consultation events took place at critical points in the process when decisions needed to be taken;
- c) to engage with as wide a range of people as possible, using a variety of approaches and communication and consultation techniques; and
- d) to ensure that results of consultation were fed back to the local people and other stakeholders and available to read (in both hard copy and via the Benson Parish Council website) as soon as possible after the consultation event.

BACKGROUND TO THE REVISED PLAN

Benson's original Neighbourhood Plan was passed by a large majority at referendum and adopted by SODC in 2018. A wide range of consultations was made for that (see original Consultation Statement – Appendix H below). This Revised Plan follows Government Guidelines on Neighbourhood Planning, specifically the section related to 'updating a neighbourhood plan', in which communities are encouraged to review and, where necessary, revise their neighbourhood plans to ensure they do not become out of date or out of step with the LPA's Local Plan and wider Government policies.

This Revised Plan builds on Benson's original Neighbourhood Plan and continues to represent the views of the local community with regard to the future of Benson up to 2035. Like its predecessor, it has been prepared by Benson's Neighbourhood Plan Development Team and the Parish Council, with support from residents, statutory bodies and the development industry.

The following events were held to inform residents about the work on this Revised Plan.

Date	Activity	Comment
10 th March 2022	Village Meeting open to all residents; advertised via posters, Benson Bulletin, BPC Website and social media	Attended by approximately 120 residents. Presentation given of proposed changes and reasons. Very positive response overall to proposals - several questions/ comments raised were addressed.
28 th March 2022	Online meeting for those who could not attend meeting on 10 th March. Promoted by social media.	Attended by approximately 20 residents
March – June 2022	Information updates on BPC website and social media; also in Benson Bulletin.	Giving bite-sized pieces of information on revision and inviting submission of comments
9 th May – 20 th June 2022	Pre-submission consultation version of Revised Plan put on BPC website with hard copies available at Parish Hall and in Library. Information on this posted on social media.	Feedback forms were available both online and hard copy.
12 th May 2022	The Revised NP was publicised at the Benson Parish Annual Meeting	
3 rd June 2022	Display on key aspects of changes to the Plan at village Jubilee Event.	Keen interest shown
March – June 2022	Regular updates on Parish Website and village Facebook page.	

CONSULTEES

List of all statutory and other bodies that were sent a link to the Revised Plan and invited to submit a response:

Consultation Bodies

South Oxfordshire District Council (SODC)
SODC Senior Planning Policy Officer (Neighbourhood)
SODC Urban Design Officer
SODC Benson Ward Members
Oxfordshire County Council (OCC)
OCC Natural Environmental Team
OCC Rights of Way Team
OCC Education
OCC Library Services
OCC Highways
OCC Historic Landscape Characterisation
OCC Historic Environment Record
Defence Infrastructure Organisation (Estates)
Defence Infrastructure Organisation (Safeguarding)
NHS England
NHS Oxfordshire CCG
Environment Agency
Historic England
Natural England
Homes England
Highways England
Network Rail
Marine Management Organisation

Utilities

Cornerstone Telecommunications Ltd
Thames Water
National Grid
Cadent
The Coal Authority
Marine Management Organisation
UK Powers Network
Scottish and Southern Energy Power
BT
EE
Three
Vodafone
O2

Local Councils

RAF Benson CO
Ewelme Parish Council
Berrick Salome Parish Council
Warborough Parish Council
Brightwell cum Sotwell Parish Council
Crowmarsh Gifford Parish Council
Wallingford Town Council
Nuffield Parish Council
Watlington Parish Council

Environmental organisations

Benson Nature Group
Berkshire, Buckinghamshire & Oxfordshire Wildlife Trust (BBOWT)
Butterfly Conservation
Chilterns Conservation Board
Thames Valley Environmental Records
Earth Trust
Benson Community Green Spaces Trust
The Conservation Volunteers
Thames Path National Trails
Environment Agency Biodiversity Team
Wild Oxfordshire

Schools

Benson CoE School Head
RAF Benson School Head
Wallingford School Head
Icknield Community College Head

Developers

Cala Homes
Thomas Homes
David Wilson Homes

Others

Mr R.B.
Harleyford Estates
Walsingham Planning
St Helen's Church, Benson
Philip Chamberlain
Mr S.C.

The tables below give details of specific consultations held during the Revised Plan planning period by the various Neighbourhood Plan Team members

Consultations List for Neighbourhood Plan Team Chairman

Date	Means of Consultation	Subject matter
05 Jun 20	F2F meeting	PM/JF/AP – Meeting with ██████████ (SODC) to discuss progress of SODC’s Local Plan and implications for our NP Revision timetable; also discussed a wide range of early queries re the revision process and implications for our potential areas of change. RR provided very helpful answers and suggested follow-up meeting as soon as we had decided what we wanted to change. RR also emphasised the lengthy revision cycle, our continuing exposure to SODC’s 5 Year Land Supply and advised us to expedite our revision exercise, as much as we can.
20 Nov 20 (and up to Mar 21)	Telephone Calls	PM – Informal initial discussion with ██████████ (Chair of Bensington Society). DM raised request for Archive for History Group Archive to be found a home and considered for CIL funding. PM advised likeliest storage option might be new Community Hall and to discuss with BPC Chair of Halls. Subsequent discussions on display and/or storage options with Frank Farquharson and Mick Brown.
04 Mar 21	Emails	JF sent long list of specific questions to cover in planned meeting
10 Mar 21	Online meeting	PM/JF/CM – Meeting with ██████████ and ██████████ of SODC to discuss questions, particularly re more complex policies and principles. Particularly helpful advice on settlement hierarchy, boundaries, village centre policies and environmental policy options.
30 Jun 21	Telephone call	PM – Discussion with ██████████ (Trustee of FOBL) re FOBL ideas for Benson Library, options for taking forward and possible application of CIL funds. PM advised exploring joint use of available space, clarity on proposed project and outline business case with costings. PM also committed that project would be added to Schedule of Possible Projects.
19 Jul 21	F2F meeting	PM/BP - Informal meeting to discuss shortage of burial plots and possible solutions with Rector Patrick Gilday and Fenella Galpin. Meeting agreed some follow-up actions, but agreed that it was very difficult to see either how land for a burial ground could be secured at an affordable price; or how BPC could viably set itself up as a Burial Authority.
30 Jul 21	Telephone call	CM/PM - Detailed discussion on boundary methodology with ██████████ (RR) of SODC. RR emphasised the importance of a documented and reasoned methodology consistently applied and referred us to good examples of parishes defining boundaries of their built areas.
Oct 21	Emails & telephone calls	PM – Discussion of planned timeline for rest of revision exercise with ██████████ (RT) of SODC. RT commented in detail on our draft milestones and encouraged us to allow more contingency for likely delays in several areas.
19 Nov 21	Telephone call	PM/CM – Call with ██████████ of SODC to confirm logistics for village consultation meeting and detailed approach in areas of boundaries

		and mapping. RR offered SODC attendance at consultation meeting. Detailed approach for these areas agreed.
26 Nov 21	F2F meeting	PM – Informal meeting with ██████████ to discuss possible locations and funding for a Community Shed. CS took away further possibilities to explore and to keep PM updated on any progress. PM agreed to include Community Shed in Schedule of Possible Projects.
19 Jan 22	E-mail	PM – exchange with SODC (RT) - use of Master Plan to show extent of green spaces
4 Mar 22	Telephone call	PM – Call with SODC (RT) - an early review of key policies
7 Mar 22	E-mail	PM - exchange with SODC (RT) – Technical discussions re new UK replacement legislation/ new directives, and update of plan window
22 Mar 22	Telephone call	PM – Call with ██████████ of Harleyford Estates to advise of NP intention to designate flood meadows to north of Waterfront as Local Green Space and offering a meeting to discuss. DD asked for email advising this.
25 Mar 22	E-mail	PM - exchange with SODC (RT) - On changes to riverside buffer and landscape maps
1 Apr 22	E-mail	PM - exchange with SODC (RT) – re Basic Conditions Statement and Modifications Statement
4 Apr 22	Telephone call	PM - call with SODC (RT) – re riverside and distinctiveness of settlement maps
Apr/May 22	Telephone calls and mails	PM - Calls and mails with SODC (RR, RT) on details running up to Pre-Submission Consultation Exercise and planning towards Submission Plan stage
4 Apr 22	Telephone call	PM – Long call (1.5 hrs) with ██████████ of Savills (obo Harleyford Estates) to discuss our designation of flood meadows and their issues with this – offered a meeting but not accepted
6-7 Apr 22	Email	PM - Exchange to advise that Harleyford do not wish to volunteer to have their land designated and statement that they do not believe the NPPF supports our intention (no evidence offered). I replied that I would ensure ██████████ and ██████████ of Harleyford are added to notification list for NP.
Apr – Aug 22	Emails and tel calls	Set up and management of Flood Meadows Bird Survey Team – PM and 6 local volunteers – to produce regular, up-to-date, formally collected bird sightings records in support of our designation of flood meadows. 12 surveys including 1 professional survey were conducted.
20 May 22	Meeting	PM/BP met ██████████ of Vanderbilt, plus ██████████ and ██████████ of Elivia Homes to discuss BEN5 site, put forward by another developer, but not allocated in our Original NP. They wished to understand whether we would be interested in supporting a new major development on BEN5. We advised that we were only part-way through a major building program with a lot of issues of capacity and integration to address (e.g. lack of sufficient school places at Benson Primary School; Millstream Surgery closed temporarily to new patient registrations due to lack of doctors etc). Also, that we have already taken far more housing than our quota and that there is absolutely no appetite in the village for any further housing.
27 May 22	Presentation	PM - Short update presentation to Bensington Society meeting covering key points and asking everyone to respond to the NP Revision Pre-Sub consultation

27 May 22	Meeting	Conversation with Robert Field and Fenella Galpin re Community Shed project and possible use of Salt Store (owned by OCC) for this. They asked if BPC would be able to lease the land from OCC on their behalf. PM pointed out the multiple interests in the Salt Store being expressed by several groups and said they would need to sort any sharing arrangements for the site, and provide more detail of their plans, benefits, costs and funding sources before the PC could consider anything.
01 Jun 22	Meeting	Meeting with Mike Pollard (Wild Oxfordshire), following a professional survey of the flood meadows by him that morning. MP said flood meadows were rich in birds (and maybe other aspects – recommended getting a botanist to look); 49 species observed in 2 hours – a high number reflecting quality of the site; recommended these flood meadows be included in ‘Nature Recovery Network’, along with the adjacent flood meadows immediately to the north; he will write up a report with recommendations.
22 Jul 22	Telephone call	Call with SODC (RT) – update following completion of pre-submission consultation exercise, including SODC response to consultation.
Aug 22	E-mails	Mails with SODC re preparation of Submission Consultation version of NP revision.

Consultations List for Community Infrastructure

Date	Means of Consultation	People / Organisation and Purpose
August 2021	F2F meeting	██████████, (Chair Benson PC Recreation and Lands Committee), ██████████ (Benson PC Green Spaces Working Group) and ██████████ (Green Spaces Lead (Benson NPWG) to discuss various village facilities requirements
October 2021	F2F meeting	██████████ and ██████████, Millstream Centre to discuss their plans for expansion
November 2021	E-mails/ phone calls	██████████, Benson CoE Primary School to update information on school enrolment, capacity and related issues
November 2021	E-mails	██████████, RAF Benson Primary School to update information on school enrolment, capacity and related issues
November 2021	E-mails / phone calls	██████████, Wallingford School to update information on school enrolment, capacity and related issues
November 2021	E-mails	██████████, Icknield Community College to update information on school enrolment, capacity and other issues
November 2021	E-mails	██████████, ██████████ and ██████████, Friends of Benson Library discussing their plans for upgrading the library
November 2021	E-mails	██████████, Benson Striders Club to ascertain their situation and needs
November 2021	E-mails	██████████, Benson Football Club to ascertain their needs
Nov-Dec 2021	E-mails	██████████ and ██████████, Bensington Society to discuss Heritage Centre
Nov-Dec 2021	E-mails/ phone calls	██████████ Oxford County Council Education Department to ascertain their views on schooling needs for Benson and schools' capacities.
Nov-Dec 2021	E-mails	Fenella Galpin, Benson Community Shed discussing their needs as they start up this new initiative.
Nov-Dec 2021	E-mails	██████████, Millstream GP Practice discussing their capacities and views on future needs
December 2021	E-mails	██████████ and ██████████, Benson Nature Group on their requirements for CIL funding
January 2022	E-mails	██████████, SODC Planning Department concerning contents of Appendix I Community Facilities
January 2022	E-mails	David Cooper discussing Assets of Community Value
May 2022	Exchange of Letters	██████████, Director for Children's Services, OCC re schools' enrolment capacities
June 2022	Exchange of Letters	██████████, Practice Manager, Mill Stream Surgery re patient capacity

Consultations List for Heritage, Design, Riverside, Landscape and Settlement Boundaries

Date	Means of Consultation	People / Organisation and Purpose
March, July, October, November 2021 March 2022	Emails and meetings	██████████ and ██████████ of the SODC Neighbourhood Planning Team (NB meetings joint with PM) Very helpful advice and comment regarding: options for appraising the Preston Crowmarsh Conservation Area; principles of defining settlement boundaries and the need for a methodology; comments on first drafts for the boundaries and methodology, incorporating comments from the SODC planning team; principles of making policy for the riverside and local gaps, including experience of past decisions at examination.
27.10.21 and 26.11.21	Email and phone conversation	SODC Conservation – ██████████ BVDR responded positively to the suggestion of a community-led appraisal of Preston Crowmarsh Conservation Area in connection with the NP Revision; discussion of brief for consultant, and potential timescales.
26.11.21 through to March 2022	Emails, phone calls, site visit 11.1.22, meeting 2.2.22	██████████ – Heritage Consultant Appraisal for Preston Crowmarsh Conservation Area – discussion of SS’s availability to carry out the appraisal, and details of the brief for the work; sharing local and historic information; a walk round Preston Crowmarsh with SS and Cllr Teresa McTeague to discuss local issues; review of initial draft report.
31.1.22, 3.2.22 and 29.3.22	Emails and meeting	Dave Rushton – Preston Crowmarsh resident & local historian Discussion of history of Preston Crowmarsh and implications for settlement boundaries. DR’s concerns resolved as per his comments sent to the Parish Council 23.5.22.
10.3.22	Parish Meeting	Local residents. Displays and brief discussion for new policies re settlement boundaries, riverside buffer, landscape and local gaps. Comments supportive of proposals.
13.4.22 ongoing	Email, meeting and walk	Benson Nature Group Request for members’ comments and contributions for landscape assessments for Appendix E2. 3 members have provided/ are providing additional information about habitats and predominant local species.
23.4.22 ongoing	Email and meeting	Sarah Singleton – Landscape specialist and local resident Request for her review of landscape assessments. SS has offered to help with the format and focus.
2.5.22	Email	Eleanor Hall – local resident with specialist interest in climate change. Request for her comment on new entry for Climate Change in the Design Statement in Appendix B. Helpful comments will guide revised text.

Consultations List for Transport

Date	Means of Consultation	People / Organisation	Purpose
08 Sep 2020	Face to Face meeting	Dave Rushton NPDT Lead, ██████████, ██████████ OCC. ██████████.	A4074 Fenced Area Bus Stop Toucan Crossing & Preston Crowmarsh Parking Restrictions
13 Feb 2021	E-Mail	██████████, OCC Projects	Relief Road matters FCA & Haul Road
12 Feb 2021	E-Mail	██████████	
22 Feb 2021	Zoom Mtg	██████████, OCC Projects	Relief Road matters FCA & Haul Road
12 March 2021		██████████, OCC Technical Officer	Bus Stop, White Lining & No Parking
18 March 2021		██████████, OCC Technical Officer	
24 March 2021		██████████, OCC Technical Officer	
07 April 2021		Dave Rushton	Riverside Bus Stop
09 April 2021	E-Mail	██████████, OCC Projects	Start date for the Relief Road
13 April 2021	E-Mail	██████████, SODC CIL Funding	Toucan Crossing Funds
16 April 2021		██████████, OCC Technical Officer	
22 April 2021		██████████, OCC Technical Officer	
13 May 2021	Phone call & E-Mail	██████████, OCC Projects	Relief Road Plans for FCA & Haul Road
18 May 2021		██████████, OCC Technical Officer	
07 June 2021	E-Mail	██████████, OCC Projects	Drawings for Relief Road, FCA & Haul Road
17 June 2021	E-Mail	██████████, OCC Projects	Responses to Queries regarding the Relief Road matters FCA & Haul Road
14 July 2021	E-Mail	Infrastructure Team	Updates and Projects
23 August 2021	E-Mail	██████████, OCC Projects	Request for 'Teams' meeting
22 Sept 2021	E-Mail	██████████, OCC Projects	Relief Road Plans Submission
21 Oct 2021	E-Mail	██████████, OCC Projects	Request for Update & 'Teams' meeting
17-19 Nov 2021	E-Mail	Sue Cooper	Churchfield Lane
29 Nov 2021	E-Mail	██████████	Traffic Surveys
03 Dec 2021		██████████ (Glanville Consultancy) ██████████ (OCC Highways)	20mph Zone Project (Fee Update from BPC)

Date	Means of Consultation	People / Organisation	Purpose
30 Dec 2021	E-Mail	Dave Rushton	20mph Zone (BPC)
14 January 2022	E-Mail	██████████, OCC	Traffic Data
04 March 2022	E-Mail	BPC Clerk	20mph Zone Project (Fee Update from BPC)
09 March 2022	Face to Face	██████████, OCC Technical Officer	A4074 Bus stop layout
18 March 2022	E-Mail	██████████, OCC Technical Officer	A4074 Bus Stop - Surface Water Run Off
22 March 2022	Telephone	██████████, Thomas Homes	Construction Traffic Management Plan for the BEN 2 site
29 April 2022	E-Mail	██████████, OCC Developer Schemes Co-Ordinator	Toucan Crossing & 20 mph Zone
05 May 2022	E-Mail	Sue Cooper, SODC Councillor	Benson to Roke Footpath
06 May 2022	Face to Face Site Visit	██████████, OCC Developer Schemes Co-Ordinator & BPC Clerk	20mph Zone
19 May 2022	Phone call	Felix Bloomfield OCC Councillor	Toucan Crossing update

Consultations List for Green Infrastructure and Environment

Date	Means of Consultation	People / Organisation and Purpose
Feb 22	Email	Benson Nature Group and Parish Council Green Space Working Group - views invited on draft amendments to Env Chapter
Feb 22	Email	Consultation with Eleanor Hall on climate adaptation measures appropriate to our plan.
Mar 22	Email	Consultation with BNG on update to Benson GI Audit
April 22	Email	Consultation with ██████████, CEH regarding ecological value of riverside meadows
April 22	Email	Consultation with Wild Oxfordshire re ecological value of flood meadows
May 22	Email	Consultation with Benson Community Green Space Trust
May 22	In person, follow up by email	Consultation with RAF Benson around scope for plan to capture the Forces community needs (those that fall within the scope of the Neighbourhood Plan.)

SUMMARY OF MAIN ISSUES AND CONCERNS RAISED

The Benson Pre-Submission Revised Plan was issued for consultation in May 2022. 141 comments were received from residents. In response to the question of whether or not they supported the Revised Plan, 136 supported the revised plan, four did not support it, whilst 1 did not respond positively or negatively to the question, saying he overall supported it but had some reservations. Out of seventy-two Statutory and other official bodies contacted for consultation, comments were received from twenty-two such bodies. Three Developers/Landowners submitted comments.

The tables below give details of the comments received and the responses, where required, from the Neighbourhood Plan team.

Statutory and Other Bodies

The texts in the Main issues column are generally taken verbatim from the organisations' written comments.

ID	Respondent	Main issues / comments	Related policy / reference	Edits Made / Response
SB1	SODC	The references to the actions from South Oxfordshire's Climate Action Plan could be clearer in this section. Simply adding 'set out in the Climate Action Plan', after 'Examples of measures', would help bring clarity to this section.	Page 12– Climate Statement	Text edited
SB2		The Benson Neighbourhood Plan carried full weight once it was approved at referendum. Therefore, we recommend 'significant' is replaced with 'full' in this paragraph.	Page 19 – Paragraph 1.3	Text edited
SB3		The screening opinion from SODC determined that the Benson Neighbourhood Development Plan required a Strategic Environmental Assessment. It did not establish that the plan needed to be supported by a Sustainability Appraisal as this paragraph is claiming. It would be more accurate to say: 'In relation to the Benson Neighbourhood Plan 2018-2033, the Parish Council received a Screening Statement from SODC which determined that the Plan required a Strategic Environmental Assessment in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 and European Directive 2001/42/EC. For the Plan Revision 2022-2035, SODC has undertaken a further SEA screening exercise and determined that this Plan Review does not require a SEA.'	Page 20 – Paragraph 1.9	Text edited
SB4		Within this section it states that the NPPF is an important guide in the preparation of Local and Neighbourhood Plans. We recommend this wording is amended to more accurately reflect the relationship between the NPPF and Local and Neighbourhood Plans. We recommend 'is an important guide in the preparation of Local and Neighbourhood Plans' is replaced with	Page 22 – Paragraph 3.2	Text edited

ID	Respondent	Main issues / comments	Related policy / reference	Edits Made / Response
		'provides a framework within which Local and Neighbourhood Plans are produced.'		
SB5		The Core Strategy has been replaced by the South Oxfordshire Local Plan and references to this document should be avoided. Within this paragraph the first sentence could be replaced to state: 'Policy H9 in the Local Plan 2035 sets out that 40% affordable housing is required on all sites with a net gain of 10 or more dwelling or where the site has an area of 0.5 hectares or more. In the AONB this is required on sites with a net gain of five or more dwellings.'	Page 25 – Paragraph 3.7	Discussed with SODC and agreed that this should remain.
SB6		As in our comment above, the reference to the Core Strategy is no longer needed. We suggest the paragraph is replaced with: 'Policy H11 in the Local Plan 2035 sets out that a mix of dwelling types and sizes to meet the needs of current and future households will be sought on all new development. This Revision maintains its focus on promoting a housing mix that matches the needs of our community.'	Page 26 – Paragraph 3.12	Discussed with SODC and agreed that this should remain.
SB7		This paragraph says that Policy DES2 of the Local Plan stresses the need for developers to reflect Neighbourhood Plan character assessments and Conservation Area appraisals in their designs. However, policy DES2 does not refer to Conservation Area appraisals. Policy ENV8 in the Local Plan does refer to having regard to any relevant Conservation Area Character Appraisal. For this reason we recommend reference is also made to Policy ENV8 in this paragraph.	Page 27 – Paragraph 3.16	Text edited
SB8		National guidance sets out that policies should be precise, concise and supported by appropriate evidence. The opening element of the policy states that it supports development subject to the layout being in accordance with the Indicative Concept Plan. However, as the plan is only indicative and conceptual the policy threshold cannot be a requirement. The South Oxfordshire Local Plan 2035 includes indicative concept plans supporting the strategic allocations and states that proposed development be delivered in accordance with an agreed comprehensive masterplan taking into consideration the indicative concept plan. We recommend the policy use similar wording to that used in the Local Plan, such as: 'will be supported taking into consideration the Benson Indicative Concept Plan in Figure 6...'The policy refers to the Indicative Concept Plan in multiple places including the opening element, first criterion, second criterion and final criterion. The NPPF states that policies should avoid unnecessary duplication.	Page 44 –NP2 –Land to North of Littleworth Road	Text edited

ID	Respondent	Main issues / comments	Related policy / reference	Edits Made / Response
		<p>Therefore, we recommend that the references to the Indicative Concept Plan are removed from the criteria, as this element has already been covered in the opening part of the policy. The final criterion appears to duplicate points raised earlier in the policy, such as the relief road and public green space. Policies should be concise and precise and therefore it is not necessary to repeat these points. Therefore, we recommend that this criterion is deleted from the policy.</p>		
SB9		<p>As the allocation policies NP2, NP3, and NP4 follow the same format, our comments relating to each of the allocations are largely the same. National guidance sets out that policies should be precise, concise and supported by appropriate evidence. The opening element of the policy states that it supports development subject to the layout being in accordance with the Indicative Concept Plan. However, as the plan is only indicative and conceptual the policy threshold cannot be a requirement. The South Oxfordshire Local Plan 2035 includes indicative concept plans supporting the strategic allocations and states that proposed development be delivered in accordance with an agreed comprehensive masterplan taking into consideration the indicative concept plan. We recommend the policy use similar wording to that used in the Local Plan, such as: 'will be supported taking into consideration the Benson Indicative Concept Plan in Figure 6...' The policy refers to the Indicative Concept Plan in multiple places including the opening element, first criterion, second criterion, and final sentence. The NPPF states that policies should avoid unnecessary duplication. Therefore, we recommend that the references to the Indicative Concept Plan are removed from the criteria, as this element has already been covered in the opening part of the policy. The final sentence of the policy appears to duplicate points raised earlier in the policy, such as the relief road and public green space. Policies should be concise and precise and therefore it is not necessary to repeat these points. Therefore, we recommend that this criterion is deleted from the policy.</p>	Page 47 – Policy NP3 – Land off Hale Road	Text edited
SB10		<p>As the allocation policies NP2, NP3, and NP4 follow the same format, our comments relating to each of the allocations are largely the same. National guidance sets out that policies should be precise, concise and supported by appropriate evidence. The opening element of the policy states that it supports development subject to the layout being in accordance with</p>	Page 50 – Policy NP4 – Land to North and East of Sands Way	Text edited

ID	Respondent	Main issues / comments	Related policy / reference	Edits Made / Response
		<p>the Indicative Concept Plan. However, as the plan is only indicative and conceptual the policy threshold cannot be a requirement. The South Oxfordshire Local Plan 2035 includes indicative concept plans supporting the strategic allocations and states that proposed development be delivered in accordance with an agreed comprehensive masterplan taking into consideration the indicative concept plan. We recommend the policy use similar wording to that used in the Local Plan, such as: 'will be supported taking into consideration the Benson Indicative Concept Plan in Figure 6...' The policy refers to the Indicative Concept Plan in multiple places including the opening element, first criterion, second criterion, and final sentence. The NPPF states that policies should avoid unnecessary duplication. Therefore, we recommend that the references to the Indicative Concept Plan are removed from the criteria, as this element has already been covered in the opening part of the policy.</p>		
SB11		<p>Paragraph 174 of the NPPF sets out that planning policies should contribute to and enhance the natural local environment by protecting and enhancing valued landscapes. This Riverside Buffer Policy relates to an area within the parish which has been identified as important to views and the experience of the riverside. The supporting text explains why this area is special in more detail in paragraphs 6.41 to 6.46. The proposed area looks to protect an area between the river and the built-up area at Preston Crowmarsh and between the river and a small cluster of buildings around Crowmarsh Battle Farm. As currently worded the policy focuses on avoiding harm to riverside views, maintaining the character of the area, respecting the pattern of the settlement, and according with other policies in the development plan. However, a number of the views identified on figure 10 start outside of the neighbourhood area from across the river. Neighbourhood plan policies only apply to the designated neighbourhood area. For this reason, instead of identifying specific views in this way we recommend you consider more generic wording to apply to the whole area, as opposed to identifying individual views. You may want to consider replacement policy wording such as: 'Figure 10 identifies the Riverside Buffer area. Development proposals within this area should protect and where practicable enhance the physical and visual attributes of the character, quality and appearance of this landscape. 'This would then apply to the whole area and addresses many of</p>	Page 57 – Policy NP5 – Riverside Buffer	Discussed with SODC. Policy text modified as suggested but reference to open green character retained. References to views retained in introductory text and map.

ID	Respondent	Main issues / comments	Related policy / reference	Edits Made / Response
		the issues which the proposed policy is seeking to address such as important views and the settlement pattern.		
SB12		This policy makes reference to the Conservation Area Appraisals, however as the supporting text explains the Preston Crowmarsh document is in production and is not yet available. The policy cannot refer to documents which do not yet exist. To help futureproof the policy the wording 'identified in Conservation Area Appraisals' could be replaced with 'identified in any adopted Conservation Area Appraisal'. With this change, if the Preston Crowmarsh Conservation Area Appraisal is not available when the Revised Benson Neighbourhood Plan is submitted to the District Council, the policy can still be relevant to it once it is in place.	Page 61 – Policy NP6 – Conservation and Heritage	Text edited
SB13		This paragraph states that the original Neighbourhood Plan proposed a 20mph speed limit for the High Street. By saying it proposed it, some reading this may think it was a policy proposal, which it was not. As it was only in the supporting text, instead of 'proposed' it would be more accurate to say 'discussed' and present it as an action to be pursued outside of the Neighbourhood Plan.	Page 75 – Paragraph 9.30	Text edited
SB14		This is a useful map, however the legend is out of focus and hard to read. If possible, we suggest the quality of the legend is enhanced.	Page 88 – Figure 18	Map improved as suggested
SB15		This policy makes reference to TC2 of the Local Plan, which is the town centre hierarchy policy. The policy makes reference to Policy TC2 in the context of providing adequate parking, servicing and access arrangements. However, Policy TC2 does not comment on these matters. Policy TRANS5 in the Local Plan addresses those areas which this policy is concerned with, stating: 'Proposals for all types of development will, where appropriate: I) provide for a safe and convenient access for all users to the highway network; x) provide for loading, unloading, circulation and turning spaces; xiii) provide for the parking of vehicles in accordance with Oxfordshire County Council parking standard, unless specific evidence is provided to justify otherwise;' It would therefore be more appropriate to refer to policy TRANS5 in this policy.	Page 98 – Policy NP15	Text edited
SB16		It would bring clarity to the policy if the listing of Local Green Spaces aligned with the	Page 113 – Policy NP21 –	Map amended

ID	Respondent	Main issues / comments	Related policy / reference	Edits Made / Response
		labelling in figure 19. Instead of bullet points, the list could be numbered to correlate with the numbers shown on the map.	Protection of Local Green Spaces	
SB17		In the final sentence we recommend 'must' is replaced with 'should' to ensure the policy is not overly restrictive.	Page 119 – Policy NP23 - Biodiversity	Discussed with SODC, no change to text in this case
SB18		This policy identifies Rokemarsh which is outside of the neighbourhood area. Therefore, we recommend the final sentence of the opening element of the policy is amended to say: 'The policy will apply to development insofar as they are within the neighbourhood area: 'The policy is titled 'distinctiveness of settlements' and seeks to maintain the separation between settlements. However, the final bullet point lists 'between the above settlements and outlying farmsteads'. Outlying farmsteads are part of the countryside and not considered settlements. For this reason, we recommend this final bullet point is removed from the policy.	Page 124 – Policy NP27 – Distinctiveness of Settlements	Suggested text included with minor rephrasing. Reference to farmsteads removed from NP27 but highlighted in introductory text to NP28.
SB19		National guidance sets out that policies should be clear and unambiguous. Currently as drafted the policy seeks to tackle multiple issues concerned with the landscape, such as character and local amenity value, distinctive features, viewpoints, farmsteads, and public access. We recommend that the policy is reconfigured and simplified to improve its overall clarity. We suggest the following replacement wording: 'Development proposals should preserve, or where practicable enhance, the local character of the landscape in general and should take account of the viewpoints identified in Figure 20 in particular (insofar as they affect the Benson Neighbourhood Area). Development proposals which would have an unacceptable impact on the local character of the landscape, including the rural setting of farmsteads outside the built-up settlements will not be supported. Where possible, development proposals which improve public access to the countryside and accord with development plan policies will be supported. In addition, the policy refers to Figure 20 identifying viewpoints. However, a number of views are outside of the designated neighbourhood area and therefore the neighbourhood plan does not apply in these areas. We would suggest that you only include those views which are within the Benson Neighbourhood Area, as these are the only ones where the Plan policies apply.	Page 125 – Policy NP28 – Landscape and Views	Text edited, but viewpoints outside the plan are retained and constrained to apply only to developments within the plan area.

ID	Respondent	Main issues / comments	Related policy / reference	Edits Made / Response
SB20		<p>The Written Ministerial Statement (WMS) made on 24 May 2021 on Affordable Homes introduced significant changes to the delivery of affordable housing, introducing a new affordable housing tenure called First Homes, as well as making changes to the current model of Shared Ownership (link here). 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. As set out in the WMS of 24 May 2021, neighbourhood plans that have reached publication stage (Regulation 14 –Pre-submission consultation) by 28 June 2021 and subsequently submitted for examination by 28 December 2021, will not be required to reflect the First Homes policy requirements part of the transitional arrangements. As the Benson Neighbourhood Plan Review had not reached publication stage by the 28 June 2021 the transitional arrangements do not apply. Neighbourhood Plans are not required to include an affordable housing policy, however you may wish to consider the changes introduced with First Homes. The Council has produced an advice note on these changes which may be of help, it can be found here. We recommend that a policy on tenure mix which responds to First Homes is inserted into the plan, we recommend the following policy wording: ‘Taking into account the requirements for affordable housing set out in the Local Plan Policy H9, as well as the requirement that at least 25% of all affordable housing units delivered should be First Homes, the affordable housing tenure sought should be in accordance with the table below: Tenure South Oxfordshire First Homes - 25% Social Rent- 35% Affordable Rent - 25% Other routes to affordable home ownership - 15%’</p>	General –First Homes	Discussed with SODC and agreed this is not relevant to Benson NP
SB21		<p>Suggest that the Neighbourhood Plan Group review their document with the aim of adding more specific low carbon and renewable energy policies. Support is available form the Centre for Sustainable Energy, including examines of potential policies in their helpful publication Neighbourhood Planning in a Climate Emergency: link here.</p>	General – Comment from our Corporate Energy Officer	The thread of climate change runs throughout the Plan, but text edited to expand coverage of low carbon and renewable energy issues and opportunities. Given

ID	Respondent	Main issues / comments	Related policy / reference	Edits Made / Response
				MOD and AONB constraints, shortage of available sites and NP strictures re not repeating LP policies, it has not been possible yet to define further policies in this area, but we have added tactical measures, discussion of potential projects and further design guidance.
SB22		<p>We have received some general comments and questions from our Equalities Officer concerning some elements of your plan. Whilst these might not relate to the plan meeting the basic conditions, you may want to consider these points:</p> <p>-Page 10: It is noted that connectivity between developments with a continuous path is positive, however ideally there should be resting places/seats every 50 metres for users.</p> <p>-Page 81: Whilst it is appreciated that reducing vehicle access is important, you should be mindful that blue badges and those who struggle with mobility issues still need good vehicle access to local amenities.</p> <p>-Page 102: Has there been any consideration of raised bed allotments for people in wheelchairs or with mobility issues?- Does the plan give any consideration to accessible equipment in play areas?</p>	General – Comments from our Equalities Officer	Noted. Text edited to include reference to accessibility where possible
SB23		The footer in this document still states, 'Version 1 October 2017'. This should be updated.	Appendix A	Discussed with SODC and footer left unchanged as it an unchanged historical appendix.
SB24		We note the planning history table, which was in the previous version of Appendix A, been removed from site BEN3: Land to the East of Hale Road. It is not clear if this has been removed in error.	Appendix A	Table restored
SB25		The contents page appears to be listed A, B, C and so on in alphabetical order. However, the list appears to skip 'I' and 'O'.	Appendix B – Contents Page	Discussed with SODC – no change. Design statement skips 'I' and "O" to avoid numerical confusion.
SB26		The last paragraph makes reference to the South Oxfordshire and Vale of White Horse Joint Design Guide which has recently been out to consultation. It is referred to as 'Joint Guide'. It would provide greater clarity to call it the South Oxfordshire and Vale of White Horse Joint Design Guide. It would also add clarity if	Appendix B - Introduction	Text altered to refer to Guide as advised and to confirm that it has been considered.

ID	Respondent	Main issues / comments	Related policy / reference	Edits Made / Response
		an explanation of the status of the document and whether the Benson Design Statement has considered this was provided.		
SB27		In the first paragraph there appears to be a misplaced word, 'such' between 'major' and 'development'.	Appendix B- Local Commerce – Page 12	Text edited
SB28		When discussing the economic dimension of the revised plan you raise 5 year housing land supply. As you have already mentioned that the plan will deliver a significant supply of homes, and 5-year supply is not strictly an economic consideration we would recommend removing this text. It will also become out of date very quickly as the 5 year housing land supply data is updated annually.	Appendix E2- Page 7	This relates to page 7 of the main Plan document, not page 7 of Appendix E2. Discussed with SODC – no change
SB29		The figure reference needs updating, currently has '??' in the document.	Appendix E3- Map of important views	Reference now included
SB30	OCC	The County Council supports the Parish in its ambition to update their neighbourhood plan. We hope you find our comments in the attached Annex helpful as you make amendments prior to submitting the plan. We would also advise that you review OCC's Neighbourhood Planning Guide (updated March 2021).		Noted
SB31	OCC Estates	OCC Estates is primarily concerned with ensuring that land and property owned or controlled by the County Council is not prejudicially affected by the policies or proposals in the Revised Neighbourhood Plan (NP). In this regard two sites in particular are of interest (these sites were formerly known as sites BEN9 – Benson Materials Store and BEN10 – Land at the Meer). In this regard, the clarification of the position in relation to both sites at paragraph 6.6 of the revised NP is welcomed. The previous NP gave rise to considerable uncertainty by appearing to allocate both sites without including any policies with which to affect the allocations. For the avoidance of doubt OCC Estates would strongly resist the allocation of site BEN9 for a green space nature area with car parking, and site BEN10 as a 100% social housing site. Site BEN10 may well be brought forward for residential development in due course, but it will be subject to the policies in the adopted South Oxfordshire Local Plan.	Sites BEN9 and BEN10	Noted. We retain the hope that OCC Estates will recognise the importance and scarcity of Social Housing in our area and may be minded to consult with SODC to realise an arrangement whereby the Meer (BEN10) can deliver social housing without compromising OCC Estates' commercial interests too greatly. The PC's position is that development would not be appropriate on the Material Store (BEN9). It was rejected at the last Call for Sites due to

ID	Respondent	Main issues / comments	Related policy / reference	Edits Made / Response
				being largely in Flood Zones 2/3. It is adjacent to a chalk stream and the open scrub mosaic on the site has significant biodiversity value. It is physically connected to the important Cuckoo Pen / Millbrook Mead complex of village green spaces. We hope we can reach agreement with OCC about a valuable role for this site which reflects these issues.
SB32		The inclusion of policy NP13 (Benson Library) is welcomed. The shortage of parking is noted and to this end, OCC Estates has recently secured planning permission in February 2022 to extend the parking area and undertake other minor changes (OCC ref R3.0144/21).	Library	Noted
SB33		The final paragraph of policy NP1 confirms that "Proposals for development outside the settlement boundaries for Benson and Preston Crowmarsh will only be supported if they are consistent with Local Plan 2035 policies for management of the countryside, and with other policies in this Revised Plan." It is relevant to note that some sites may have been purposely excluded from the settlement boundary but are nevertheless previously developed and not 'isolated' in NPPF paragraph 80 terms (eg Benson Materials Store which lies adjacent to the proposed new settlement boundary). The adopted Local Plan 2035 provides for those sites to be developed in some circumstances. Therefore, it is recommended to amend policy NP1 so it is consistent with the Local Plan. As amended it would therefore read: "Proposals for development outside the settlement boundaries for Benson and Preston Crowmarsh will only be supported if they are consistent with Local Plan 2035 policies for management of the countryside, and with other policies in the Local Plan 2035 and this Revised Plan." This would then ensure consistency with Local Plan 2035 policy H1 which states (criterion 4): " 4. The residential development of previously developed land will be permitted within and adjacent to the existing built-up areas of Towns, Larger Villages and Smaller Villages. The Council will also support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable	NP1	Text edited along the lines suggested. With regard to BEN9, we note that this site was proposed in the 'Call for Sites' prior to the development of SODC's Local Plan 2035, but was not taken forward due to 90% of the site lying in Flood Zones 2 and 3. We do not believe that this site with all its obvious drawbacks is 'appropriate' for residential development under the provisions of LP policy H1 and would welcome practical discussions with OCC Estates to establish a mutually beneficial use.

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		land.”		
SB34	OCC Education	<p>Benson C of E Primary School was expanded to 1.5 forms of entry (315 places) in 2019, to meet the need of the planned housing growth in the village, funded from CIL. Longer term expansion to 2 forms of entry (420 places) may become necessary, but will only be confirmed if forecast pupil numbers show that expanding the school to this size would be sustainable.</p> <p>Icknield Community College expanded by 150 places in September 2021. In the first instance this is being accommodated in temporary buildings, pending confirmation of whether the school will in the longer term relocate in order to expand significantly to meet the needs of the Local Plan’s Chalgrove Airfield development. It is currently planned to build a new secondary school within that development, to accommodate a relocated and expanded Icknield Community College. Should the Chalgrove Airfield development not proceed, the alternative solution would be to expand Icknield by a further form of entry at its current site (for which, additional site area for the school has been secured in Watlington).</p> <p>Wallingford School expanded by 1 form of entry in 2019, and by another form of entry following completion of permanent building work this year, increasing the school’s admission number to 242 (with a total capacity of c1,500). This scale of development is broadly in line with already planned and permitted housing growth, but if there is significant windfall development within Wallingford School’s catchment area, the school would not be expected to be able to accommodate all children living in the catchment area.</p>		Noted
SB35	OCC Transport	Responded to say they have no comments		Noted
SB36	OCC Archaeology	This plan sets out a thorough and comprehensive description of the historic environment assets and constraints in the parish and includes appropriate and well considered policies for dealing with them. We therefore have no further comments to make on this plan.		Noted
SB37	OCC Digital Infrastructure	Broadband 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.		Noted

ID	Respondent	Main issues / comments	Related policy / reference	Edits Made / Response
		<p>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.</p>		
SB38	OCC Minerals and Waste	No comments		
SB39	MOD DIO (Safeguarding)	<p>In summary, the DIO should be consulted on any potential development within the Aerodrome Height and Birdstrike safeguarding zones surrounding RAF Benson, which consists of structures or buildings exceeding statutory safeguarding height zones, or any development which includes schemes that might result in the creation of attractant environments for large and flocking bird species hazardous to aviation, or any development within the explosive safeguarding zones; the Inhabited Building Distance (IBD) and the Vulnerable Building Distance (VBD) that surround RAF Benson. The MOD should also be consulted on any applications for development within the safeguarding zones designated to ensure the operation and capability of the Central WAM Network that trigger the criteria set out on the statutory safeguarding plan for that asset.</p>		<p>Noted. The PC and NPDT will consult DIO as requested wherever relevant. Additional consultation directly with RAF Benson is being undertaken locally to take into account community needs.</p> <p>New text inserted into Section 0.3 of the Design Statement to raise awareness of these requirements and the particular implications for proposals for wind turbines and PV solar panels.</p>
SB40	Historic England	<p>Overall, very supportive of the approach taken, especially the references to:</p> <ul style="list-style-type: none"> • Benson Conservation Area, • the Preston Crowmarsh Conservation Area appraisal, • the protection and enhancement of heritage, • the inclusion of Schedule of Buildings of Local Heritage, • the use of local listing to identify those heritage assets that are valued locally but either do not meet the criteria for national designation or have not previously been considered for such protection, • the intent of NP7 contained with the section on Design and that of NP28 relating to Landscape and Views, • the additional detail provided by Appendix C: Heritage, Appendix E Part 1: Character Assessment and E Part 3: Views 		Noted

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SB41		However we recommend that the terminology better reflects that of HEAN 7 of such non-designated heritage assets and that the criteria for selection is also more aligned to HEAN 7 Local Heritage Listing: Identifying and Conserving Local Heritage Historic England as well as that already set locally within the plan. It is also a recommendation that this criteria is clearly referenced in the brief examination of each site's heritage interest in order to ensure they have been clearly identified to merit consideration in planning for their significance and to inform future decisions to sustain or enhance this significance and that they may also clearly form the foundation of any future or emerging adopted list of locally designated heritage assets.		Terminology altered as suggested
SB42	Natural England	They explained that they were not able to fully assess the potential impacts but directed the review to be guided by the Environmental Assessment of Plans and Programmes Regulations 2004 (as amended), as contained within the National Planning Practice Guidance, especially concerning requirements for a SEA.		Noted
SB43	Highways England	Responded to say they have no comments		Noted
SB44	Network Rail	Responded to say they have no comments		Noted
SB45	Thames Water	<p>Infrastructure Policies:</p> <p>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..."</p> <p>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"</p>		Noted. SODC and OCC provide the main interface with Thames Water for the matters described but the PC and NPDT will discuss other specific issues raised by developments with Thames Water as required.

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

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		<p>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:</p> <p>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.”</p> <p>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.</p> <p>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 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</p>		

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		<p>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."</p> <p>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</p>		

ID	Respondent	Main issues / comments	Related policy / reference	Edits Made / Response
		<p>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.”</p> <p>Site Allocations: The attached table provides Thames Water’s site-specific comments from desktop assessments on water, sewerage/waste water network and waste water treatment infrastructure in relation to the proposed development sites, but more detailed modelling may be required to refine the requirements. We recommend Developers contact Thames Water to discuss their development proposals by using our pre app service via the following link: https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Water-and-wastewater-capacity It should be noted that in the event of an upgrade to our sewerage network assets being required, up to three years lead in time is usual to enable for the planning and delivery of the upgrade. As a developer has the automatic right to connect to our sewer network under the Water Industry Act we may also request a drainage planning condition if a network upgrade is required to ensure the infrastructure is in place ahead of occupation of the development. This will avoid adverse environmental impacts such as sewer flooding and / or water pollution. We recommend developers attach the information we provide to their planning applications so that the Council and the wider public are assured wastewater and water supply matters for the development are being addressed.</p>		

ID	Respondent	Main issues / comments	Related policy / reference	Edits Made / Response
		<p>Specific Sewerage Comments: Section 11.39 sets out that: Thames Water’s Benson Drainage Strategy (2013 and updated for 2015-2020) indicates that Benson has a significant problem with the foul sewerage system being overloaded by both surface water and groundwater infiltration. The Strategy states that both urban creep (more building and loss of permeable surfaces) and climate change (which is projected to increase the number and/or severity of adverse weather events) are expected to exacerbate the problem. Thames Water quantified the rate of urban creep in Benson as 'average' in 2013 at 0.0879%, but flagged their intention to escalate with the County Council if that figure increased. Furthermore, the Water Cycle Study for South Oxfordshire District Council (2016) confirmed that there is minimal or no Wastewater treatment works capacity at Benson.” This text requires updating in light of the following comments: We will be upgrading Benson Sewage Treatment Works to provide treatment capacity to achieve full flow to treatment. The sewerage system in the area (sewer pipes) experiences groundwater infiltration. We will investigate the sewer networks with a view to identifying sources of ingress of infiltration that are considered cost effective to address. To investigate the network, we/will a. Undertake a desktop analysis to determine infiltration high to low risk zones this will be done through groundwater potential mapping of our assets; b. Install additional monitoring to back up the analysis (a) and to aide focus of locations for identification of infiltration (2020 to 2023). Each year we will assess the completeness of monitoring and if required add to or modify the current locations. c. Undertake sample CCTV in the high to low risk zones to assess the general asset health of the sewers and manholes (2020-2023). d. Review results of Winter 2019/20 and 2020/21 with historic data to build up evidence to support interventions in the network (Summer 2021). Where interventions can be undertaken as part of normal sewer maintenance activities these will be communicated and progressed. If significant investment is identified as being required, then this will need to be considered in terms of relative need compared to other systems being investigated for infiltration reduction and need. However, where viable opportunities are identified these will be included in our AMP8 (2025-30) programme of investment. Significant investment needs may need to be included in our next investment planning cycle at the Price Review 2024 (PR24). It’s important</p>		

ID	Respondent	Main issues / comments	Related policy / reference	Edits Made / Response
		to note such plans will be subject to agreement with Ofwat during the PR24 planning process.		
SB46	National Grid	Information was submitted on the transmission systems for electricity and gas and where this could have an impact with the Benson Parish.		Noted. The PC and NPDT will consult with National Grid as requested wherever relevant.
SB47	Berrick Salome Parish Council	The Parish of Berrick Salome is broadly supportive and respectful of the content of the draft updated Benson NP (May 2022 draft).		Noted
SB48		We wholeheartedly support the proposed revision to the BEN3/4 allocation site where Benson adjoins Rokemarsh (paragraph 6.5 and figure 4). This corrects a clear error in the original Benson NP and makes considerable sense in the context of the remainder of the Plan.		Noted
SB49		In that context we applaud the principle of creating Landscape Buffers in that location (and others).		Noted
SB50		We support policy NP27 –Distinctiveness of Settlements. We do wonder why the space between Benson and Rokemarsh is not shown as an Important Local Gap.		Noted. We considered identifying an Important Local Gap here, but chose in this case to adjust the settlement boundary.
SB51		We share the concern expressed in the draft concerning the ability of the local infrastructure to cope with the current enlargement of Benson. We are particularly concerned about education and health facilities being overwhelmed -a situation that appears to us to be emerging at the moment and at a time when a considerable amount of the planned residential development is incomplete. As that development reaches maturity it will clearly impose further demand on currently stretched resources. In that context, we wonder if the draft Plan before us places sufficient emphasis on the urgency of resolving this issue. Such services and facilities are very important to the wellbeing of our parishioners.		Noted. We have amended the text in these areas to reflect recent and planned discussions with OCC, OCCG and other parties.
SB52		We note the fine words describing the intent to ensure high standards of design reflecting local characteristics but, to be honest, we find such an aspiration to be completely at odds with what we see on the ground with current developments.		Noted. We are doing our best to secure high standards of design, but our powers are clearly limited.
SB53		We share the concern that the B 4009 is becoming (and will increasingly become) the default short cut route from the M40 to the		Noted. We believe that the existing wording is

ID	Respondent	Main issues / comments	Related policy / reference	Edits Made / Response
		A34 and wonder if the draft Plan should identify that risk and potential methods of mitigating it in a more strident manner.		appropriate at this time, when there is inevitably great uncertainty about future developments in our area and resultant traffic patterns. We will monitor closely what actually happens over the next 3-5 years and respond accordingly, when there is more clarity.
SB54		We are very concerned that the rural lanes through our Parish should be overwhelmed by increased traffic from the developments currently planned in Benson. Whilst Benson Parish will receive CIL and s.106 money as a result of the developments, neighbouring parishes, such as ours, receive nothing. We would welcome financial support from Benson Parish, derived from this money in our attempt to mitigate that effect on our parishioners in terms of restricting the volume and speed of such traffic. In that context we have noted that reports of actual and forecast of future traffic flows through our rural lanes have born very little similarity to the reality of the worsening situation and the traffic surveys that we have conducted ourselves.		Noted. Benson PC is prepared to discuss these points with Berrick Salome PC and to support them to obtain financial support from OCC's CIL allocations arising from Benson's developments. A direct contribution from Benson's CIL allocation is likely to be more problematic, as we already have many more suggested projects than available funds and we are not confident it would receive community support.
SB55		We note the acknowledgement of the issue of parking in Benson by those using the retail (and other) facilities. While it must remain an aspiration that more of our parishioners visiting Benson for that purpose should walk or cycle the fact of the matter (and the logistics of the distances involved) mean that car travel will remain the predominant means of connection. So we encourage the authors of the Plan to have regard for the need for parking on and off the street.		Noted
SB56		We note the reference in paragraph 6.29 of the Plan to the existing footpath from Benson to Rokemarsh. Please correct the reference to Roke as it should say Rokemarsh. We agree that this is a facility to be preserved. It narrows considerably as it approaches Rokemarsh. We would be happy to work with the PC of Benson to try and improve that situation and would support that aspiration if it were to appear in the Plan.		Reference to Roke corrected to 'Rokemarsh'. We cannot require that the developer improves the path beyond the edge of his site or the boundary of our parish, but we are happy to discuss with Berrick Salome PC

ID	Respondent	Main issues / comments	Related policy / reference	Edits Made / Response
				whether and how we can improve the path along its whole length.
SB57	Chilterns Conservation Board	The CCB commends the vision and spatial strategy in the plan as set out at paragraph 5.1 of the plan. The plan is alert to the importance of setting to the AONB and the rural context within which Benson sits.		Noted
SB58		In summary of our position, the CCB agrees with and supports the policy and supporting text that establishes AONB settings status for the land within the Neighbourhood Plan area.		Noted
SB59		We support the proposed landscape buffer policy and the settlement policy. The landscape buffer policy objective would result in landscape scale enhancement within the setting of the AONB and this serves to enhance the relationship between the Chilterns nationally protected landscape in the AONB and the River Thames landscapes. Such an approach would be supported by the CROW Act 2000 section 85, in delivering the conservation and enhancement of the AONB by virtue of improving its wider setting and, therefore, the impacts upon the AONB. We very much support the point in supporting text at 11.37 which addresses, 'unsympathetic incremental expansion of(the) settlements'. The setting of the AONB involves both views into and views from within the AONB. The objectives of the landscape buffer to 'provide a permeable green vegetated buffer between development and the wider landscape'(11.38), is supported. The landscape policies and the plan's vision are supported by an appropriate evidence base as contained in appendix E2 (landscape assessment) and E4 (distinctiveness of settlement).		Noted
SB60		[To add reference to the Chilterns AONB]. We support this. The updated wording reflects the inclusion of AONB setting within the NPPF 2021 revisions and the increased weight given to such matters in planning decisions. We recommend reference to the July 2021 NPPF revisions at paragraph 176, to include the setting of AONBs within the supporting text.	Text 11.32	Text added to note 2021 NPPF revision and new inclusion of AONB setting.
SB61		[To add minor text amendments / additions to the policy]. We support this policy. We recommend a minor addition to text, as underlined. Development in the countryside that accords with Development (Local) Plan and national policies, including the National	NP28 – Landscape and Views	Policy amended to follow SODC advice. It now refers to "Development Plan policies" to cover national, local and

ID	Respondent	Main issues / comments	Related policy / reference	Edits Made / Response
		Planning Policy Framework, will be supported where proposals:		Neighbourhood Plan policies. SODC advise it is not necessary to make specific reference to NPPF here.
SB62		[To add the Chilterns AONB, as appropriate]. We support this policy. We recommend a minor addition to text, as underlined. and thus the potential for harm through 'unsympathetic incremental expansion of the settlements of and adjacent to the North Wessex Downs AONB and visible from higher ground within the Chilterns AONB, detracting from the surrounding countryside'.	Text 11.37	We cannot alter text quoted from a previous landscape assessment, but have inserted reference elsewhere to views from higher ground within the Chilterns AONB.
SB63		[To add CCB's position statement in the evidence base, in support of this policy]. We support this policy and would add in background justification that the setting of an AONB is established and enjoyed by both views into and views from within the nationally protected landscape. In this case, the Chilterns AONB in forming higher ground to the southeast of Benson affords a series of views out and beyond the settlement, framed as it is by the Thames landscape and the North Wessex Downs AONB. Such a buffer will assist in establishing the most appropriate setting and containment of the village. This policy will assist in delivering that objective. In the evidence base to support this policy we would also cite the Chilterns Conservation Board's Position Statement on the Setting of the AONB.	NP29–Landscape Buffers	Text altered to incorporate reference to CCB's Position Statement.
SB64		The Chilterns AONB is nationally protected as one of the finest areas of countryside in the UK. Public bodies and statutory undertakers have a statutory duty of regard to the purpose of conserving and enhancing the natural beauty of the AONB (Section 85 of CroW Act).		Noted
SB65		The Chilterns Conservation Board is a body that represents the interests of all those people that live in and enjoy the Chilterns AONB. It is made up of representatives nominated by the organisations listed in Appendix 1.		Noted
SB66	Scottish and Southern Energy Power	Responded to say they have no comments		Noted
SB67	The Coal Authority	Responded to say they have no comments		Noted
SB68	St Helen's Church, Benson	"The main thing is that the proposed submission refers to the south churchyard being nearly full; that's not true - it has, in fact,		Text modified to incorporate this information

ID	Respondent	Main issues / comments	Related policy / reference	Edits Made / Response
		<p>been full for about six years now and we haven't opened a new grave in it since 2013. We are currently burying in the historic churchyard and reckon on a couple of decades more space there, but that is it. The church has a legal responsibility to bury any residents of Benson village whilst we have space; but once the space is up, we have no responsibility to provide any further burial space and, indeed, have none to offer; a group of us did look into the possibility of asking the RAF for some additional land but I think [redacted] pushed on that door and it didn't open, so realistically we are looking at no burial space in the village at all after about the 2030s"</p>		

Developers and Landowners

The texts in Main Issues summarise the written responses.

ID	Respondent	Main Issues / Concerns	Related Policy / Reference	Edits Made / Response
DV69	Ridge & Partners on behalf of Victoria Land	They object to the removal in the RP of the "land adjacent to the Orchard", which formed part of the BEN3/4 allocation in the original NP. Also expressed concern at the Settlement Boundary and amendments to NP4. They believe the site is still suitable for residential development and should remain an allocation.	NP4, Fig.7	<p>The paddocks between the site and the two houses at The Orchard and Port Hill House were included in the BEN4 allocation site because SODC's Call for Sites map for Benson published in Feb 2015 ("Sustainability Appraisal Report for SODC Local Plan 2031"), on which we based our Pre-Submission Consultation exercise (ran from 7th March 2017 to 18th April 2017), showed a single BEN4 site that we assumed was all owned by a single landowner, not two landowners, as proved to be the case. The split ownership of the BEN4 site was clarified at our first meeting with Hunter Page, representing the owners of The Orchard, in May 2017. The Orchard and Port Hill House site are not proposed to be allocated in this Plan revision, as Benson is already due to receive 559 homes planned to be delivered across Benson (as shown in Figures 4 and 6 of the Plan) and the requirements on Benson set out in the Local Plan are exceeded.</p> <p>Proposals for further housing on the paddocks have been dismissed at appeal on grounds of the poor connectivity between the site and the village (see planning applications P18/S0181/O and P21/S0882/O). It is therefore anticipated that the paddocks will remain part of the countryside gap between the settlements. It is, however, noted that significant housing development here would extend Benson to the road through Rokemarsh and would visually link the BEN4 houses directly with The Orchard and Port Hill House, absorbing them into the Benson ambit. This would severely prejudice the separate identities and distinctiveness of both settlements.</p>

ID	Respondent	Main Issues / Concerns	Related Policy / Reference	Edits Made / Response
				We have corrected the factual error pointed out regarding ownership.
DV70	Croudace Homes	They object to the Settlement Boundary which excludes their BEN6 site. They believe the site is suitable for residential development and that various assumptions made in the original Site Assessment Report are now outdated.	Fig.7	Benson’s allocated sites will deliver 559 houses (far more than its quota) and more than half of these have yet to be started. Our community has been very supportive from the outset but is very clear that it has embraced enough growth and wants no more. The recent Pre-submission consultation on this plan revision, which received 96% support from parishioners, is clear evidence of this. We do not intend to allocate any further sites, nor do we believe the site promoted here is necessary, suitable or sustainable.
DV71	Savilles on behalf of Harleyford Estates	They object to the inclusion of the Riverside Meadows as a new Local Green Space and gave a number of reasons as to why it should not be so designated, concluding that the justification for designating it is insufficient.		<p>We reject the statement that the site is not close to the village. The meadows directly abut the settlement boundary and are accessed via a short (65 metres) and very well used public footpath from Churchfield Lane to the A4074/Henley Road. This short path emerges directly opposite the entrance to the path through the meadows. It is a primary route for residents on the western side of Benson - in particular residents of Hopefield Grange, Littleworth Road and Oxford Road - and a default route for most villagers seeking to join the Thames Path National Trail towards Shillingford. The Thames Path is patently a highly significant recreational asset for the village. The meadows feel in every way part of Benson - they provide a significant landscape connection for the community to the village’s historic character and cultural heritage as a riverside village.</p> <p>This significance extends well beyond the landscape character to include a wide range of valuable ecosystem 'services' including flood retention capacity, recreational value and biodiversity value. Professional and volunteer breeding bird surveys conducted through the spring and summer confirm the</p>

ID	Respondent	Main Issues / Concerns	Related Policy / Reference	Edits Made / Response
				<p>meadows' value. The decision to propose LGS has been driven by concerns about the current landowner's stated ambitions to seek permission to construct riverside lodges (similar to the site immediately downstream) on the site which would mean the character of the site would be lost forever. It is important to be clear that it is not intended to seek additional public access to the fields beyond the statutory provision already provided by the existing PROWs. Their biodiversity value means that this would be inappropriate. The intention is simply to safeguard their character to allow the community of Benson to continue to enjoy the benefits the fields provide to the full.</p>

Local Residents

The texts in Main Issues summarise the written responses. Names have been redacted to comply with the General Data Protection Regulation.

<u>ID</u>	<u>Support Y or N</u>	<u>Main Issues / Concerns</u>	<u>Edits Made / Action Taken / Response</u>
LR72	Y	No comments	
LR73	Y	Supports plan and very appreciative of all work done	Noted
LR74	Y	No comments	
LR75	Y	No comments	
LR76	Y	Supports plan and appreciative of all work done.	Noted
LR77	Y	Particularly supportive of new settlement boundary but queried the omission of Battle Farm and Paddocks area	Query clarified and resolved.
LR78	Y	Supports plan and appreciative of all work done, especially protecting against further residential development	Noted
LR79	Y	Supports plan and appreciative of all work done.	Noted
LR80	Y	No comments	
LR81	Y	No comments	
LR82	Y	No comments	
LR83	Y	No comments	
LR84	Y	No comments	
LR85	Y	No comments	
LR86	Y	Fully supports plan	Noted
LR87	Y	Would like more rubbish bins	Parish Clerk has asked SODC for more bins
LR88	Y	No comments	
LR89	Y	Supports plan and very appreciative of all work done	Noted
LR90	Y	No comments	
LR91	Y	No comments	
LR92	Y	No comments	
LR93	Y	No comments	
LR94	Y	No comments	
LR95	Y	No comments	
LR96	Y	No comments	
LR97	Y	No comments	
LR98	Y	No comments	
LR99	Y	No comments	
LR100	Y	Supports plan and very appreciative of all work done	Noted
LR101	Y	No comments	
LR102	Y	Concerned about parking around A4074 by Waterfront	Responded that we are engaging with OCC regarding more parking facilities.
LR103	Y	No comments	
LR104	N	Supports most of the RP but believes too much housing development is already leading to further traffic problems	Noted
LR105	Y	No comments	
LR106	Y	No comments	
LR107	Y	No comments	
LR108	Y	No comments	
LR109	Y	No comments	
LR110	Y	No comments	

<u>ID</u>	<u>Support Y or N</u>	<u>Main Issues / Concerns</u>	<u>Edits Made / Action Taken / Response</u>
LR111	Y	Need for more parking by river frontage	Currently engaging with OCC who owns the only potential land that could be used for such parking.
LR112	Y	No comments	
LR113	Y	Need for hedgehog highways	Noted. They will be included in the Ben2 development and possibly Ben3/4
LR114	Y	No comments	
LR115	Y	No comments	
LR116	Y	No comments	
LR117	Y	No comments	
LR118	Y	Definitely need no more housing as already experiencing anti-social behaviour.	Noted
LR119		Inadequacy of shops and surgery	Ongoing discussions with surgery, although current problem is inability to recruit adequate medical staff. Strengthened the RP text re the likely need for further physical expansion.
LR120	Y	No comments	
LR121	Y	No comments	
LR122	Y	No comments	
LR123	Y	No comments	
LR124	Y	No comments	
LR125	Y	No comments	
LR126	Y	No comments	
LR127	Y	Hoping the RP will allow Benson to flourish whilst retaining charm of natural spaces	Noted
LR128	Y	No comments	
LR129	Y	No comments	
LR130	Y	Concerned about extent of current housing allocations. Need a new doctor's surgery as current cannot cope with demand.	Ongoing discussions with surgery, although current problem is inability to recruit adequate medical staff. Strengthened the RP text re the likely need for further physical expansion.
LR131	Y	No comments	
LR132	Y	No comments	
LR133	Y	No comments	
LR134	Y	No comments	
LR135	Y	No comments	
LR136	Y	No comments	
LR137	Y	No comments	
LR138	Y	No comments	
LR139	Y	No comments	
LR140	Y	No comments	
LR141	?	Overall appreciative of the work and supportive but has some specific concerns:	Noted
LR142		The Meer: wants to keep allocation	Removed because landowner (OCC Estates) is against it.
LR143		Burial Ground: wants to keep allocation or find another.	Removed because landowner is against it and we cannot identify any other suitable land.
LR144		Traffic flow east – west through Benson	Noted
LR145		Parking: more is needed – cannot leave as is.	Lack of suitable Parish Council land makes it very difficult to do anything further but continuing discussions with OCC to seek agreement on use of their land
LR146		Traffic calming: need details	This will be determined by survey to be undertaken for OCC
LR147		A4074 traffic speeds: slightly misleading information	Will modify wording
LR148		Heavy lorries: text gives wrong impression as some HGVs will still need access to some roads in the village.	Still awaiting final details on road signage but proposal is to restrict roads in village to 7.5t. Access for HGVs will still be needed.

<u>ID</u>	<u>Support Y or N</u>	<u>Main Issues / Concerns</u>	<u>Edits Made / Action Taken / Response</u>
LR149		Benson C of E Primary School: Will need further expansion beyond recent expansion.	Ongoing discussions with OCC Education Dept. Text strengthened to reflect the need for further expansion.
LR150		Secondary education: Need to strengthen text for expanding capacity	Ongoing discussions with OCC Education Dept. Text strengthened.
LR151		Millstream surgery: Need to strengthen text for expanding capacity	Ongoing discussions with surgery, although current problem is inability to recruit adequate medical staff. Text strengthened.
LR152		Appendix F1 Flow data: A4074 has been omitted.	Explained because it was not considered a "sensitive pinch point". Full details given in Appendix F2
LR153		Parking plan at Benson Lock: no suggestions given.	Ongoing discussions with OCC – outside our control
LR154		Appendix H Fig H2: still shows retail outlet	Drawing has been amended.
LR155	Y	No comments	
LR156	Y	Must not allow further developments.	Noted
LR157	Y	No comments	
LR158	Y	No comments	
LR159	Y	No comments	
LR160	Y	Would like a small supermarket in new housing developments	Explained that intention is to strengthen viability of village centre shops to keep them viable rather than risk spreading business too thinly.
LR161	Y	No comments	
LR162	Y	No comments	
LR163	Y	No comments	
LR164	Y	No comments	
LR165	Y	No comments	
LR166	Y	No comments	
LR167	Y	No comments	
LR168	Y	No comments	
LR169	Y	No comments	
LR170	Y	No comments	
LR171	Y	No comments	
LR172	Y	Glad that RP supports no further housing developments.	Noted
LR173	Y	Need to refer to Benson Indicative Concept Plan re public green spaces	Text edited.
LR174	Y	PC is not supporting extensions on existing properties.	Noted
LR175	Y	Document is too long.	Noted
LR176		Some inconsistency between Fig. 5 and Fig. 6 re new road layout.	Figures modified accordingly
LR177		Very positive on preserving views from river.	Noted
LR178	Y	Glad that RP supports no further housing developments, and that relief road should divert heavy traffic. Wants enforcement of traffic restrictions in village.	Noted
LR179	Y	No comments	
LR180	Y	Supports plan and very appreciative of all work done.	Noted
LR181	Y	"A well thought-through plan".	Noted
LR182	Y	Wants relief road to progress quicker	Noted
LR183	Y	"Thanks to all the volunteers".	Noted
LR184	Y	No comments	
LR185	Y	No comments	
LR186	Y	No comments	
LR187	Y	No comments	
LR188	Y	No comments	

ID	Support Y or N	Main Issues / Concerns	Edits Made / Action Taken / Response
LR189	Y	"Well done!"	Noted
LR190	Y	"Well done!"	Noted
LR191	Y	"The solid RP should protect the village"	Noted
LR192	Y	No comments	
LR193	Y	"Benson needs the RP"	Noted
LR194	Y	"Excellent work!"	Noted
LR195	Y	"Good work."	Noted
LR196	Y	"It is essential to the future of Benson in a managed way"	Noted
LR197	Y	No comments	
LR198	Y	Supports plan and very appreciative of all work done	Noted
LR199	Y	"Fantastic document. Well done team"	Noted
LR200	Y	No comments	
LR201	Y	Fully supportive, especially 20mph zone and would like more physical traffic calming measures.	Noted
LR202	Y	Would like signposting of Parish Hall car park for visitors to the river.	Parish Council does not have insurance to cover visitor car parking without using the hall.
LR203		Objects to the double yellow lines in Preston Crowmarsh.	This still has to go through public consultation process so may not happen.
LR204	Y	No comments	
LR205	Y	No comments	
LR206	Y	"Thanks for your very hard work on our behalf"	Noted
LR207	Y	No comments	
LR208	Y	No comments	
LR209	Y	Supports plan and very appreciative of all work done	Noted
LR210	Y	Needs more demonstrable steps re mitigating the climate change emergency	Text in this area has been further strengthened, though there remain constraints (e.g. MOD flight safety rules and lack of suitable land in the parish that is both available to affordable). The PC is looking for opportunities to take a lead in sustainability measures (e.g. putting solar panels on Parish Hall roof).
LR211		Suggested the Pre-Submission RP should not be issued until the Preston Crowmarsh appraisal has been finalised.	These are separate planning exercises focussed on different aspects and we are advised they should run their separate courses. Based on the draft of the Conservation Area Appraisal, we do not expect any significant discrepancies will arise between them.
LR212		Should not remove the allocation of Ben10 for social housing	Agree on the need for more social housing, but OCC made it very clear they are not prepared to sell this land for such purposes. Text however states we will continue to try to secure The Meer for social housing.
LR213		Should not remove the parking allocation on the Materials Store.	OCC are only prepared to utilise this land for parking at an impossibly high price, so we have removed it from allocations, but (as above) will continue to negotiate with OCC for a satisfactory arrangement for the site.
LR214		Need evidence for congestion at Castle Square.	Text has been modified.
LR215		Wording in NP8 should be modified.	Text has been modified.
LR216		Capacity constraints in primary school needs to be addressed.	It is being addressed through the dialogue with OCC.

<u>ID</u>	<u>Support Y or N</u>	<u>Main Issues / Concerns</u>	<u>Edits Made / Action Taken / Response</u>
LR217		There should be more effort to register more Assets of Community Value.	This is being pursued but is a slow process.
LR218		Wanted clarification on works on Salt Store	Agreed to remove this from Appendix I.
LR219	Y	Fully supportive, especially 20mph zone	Noted
LR220	Y	No comments	
LR221	Y	No comments	
LR222	Y	“Particularly support for Preston Crowmarsh”	Noted
LR223	Y	No comments	
LR224	Y	Overall supportive but would like more effort for new burial ground.	Removed because landowner is against it and cannot identify any other suitable land.
LR225	Y	Highly appreciative of all the very hard work put into the RP and feels the relief road is a great achievement.	Noted
LR226	Y	Very appreciative of all work done	Noted
LR227	Y	There has already been too much new housing, overstretching the village infrastructure, so definitely need RP measures to prevent further development	Noted
LR228	Y	No comments	
LR229	N	Whilst being supportive of the concept of settlement boundaries, the boundary around Preston Crowmarsh appears to be used to restrict development rather than encourage it and seems aimed at a response to current application for a new dwelling. So wants the boundary extended to include their property.	Noted. The settlement boundaries in the Revised Plan have not been introduced to prevent particular planning applications, as suggested, but rather to address the general need to distinguish clearly between built area and countryside across the parish. The Preston Crowmarsh boundary does not imply any disregard for the social or historical connections between Crowmarsh Battle Farm and Preston Crowmarsh but focuses on defining the present extent of the built area. This purpose and the methodology for arriving at the boundary shown in the Revised Plan is detailed in Appendix M, including specific explanations for excluding Crowmarsh Battle Farm and the buildings further to the southwest. We have not made any changes to the boundary or the appendix.
LR230	Y	No comments	
LR231	Y	“Our opportunity to control developer’s hunger for more land.”	Noted
LR232	Y	More detail on the difference this RP brings would have been good.	Noted
LR233	Y	Glad that RP supports no further housing developments.	Noted
LR234	Y	No comments	
LR235	N	Objects to settlement boundary around Preston Crowmarsh as it excludes his property and seems to pay no regard to the history of the land.	Noted. The settlement boundary does not imply any disregard for the social or historical connections between Crowmarsh Battle Farm and Preston Crowmarsh but must focus, in this planning context, on defining the present extent of the built area. (See Appendix M for the methodology used to do this.)
LR236	N	Lacks reference to new smaller residences for residents downsizing	The NP is unable to specify the split of housing types/sizes, as these are negotiated directly between SODC and developers. However, 40% of all the housing on our allocated sites is required to be “affordable” and these affordable houses tend therefore to include a higher proportion of smaller units than the

<u>ID</u>	<u>Support Y or N</u>	<u>Main Issues / Concerns</u>	<u>Edits Made / Action Taken / Response</u>
			"market" houses that make up the remaining 60%. It is also worth noting that the housing approved on the BEN2 site includes a higher overall proportion of smaller units across both affordable and market housing.
LR237		Settlement boundary for Preston Crowmarsh does not follow history of the area.	Noted. The settlement boundary does not imply any disregard for the social or historical connections between Crowmarsh Battle Farm and Preston Crowmarsh but must focus, in this planning context, on defining the present extent of the built area. (See Appendix M for the methodology used to do this.)
LR238		Should ban sale of new homes as second homes	Neither the PC nor the NP have any powers in this context
LR239		Needs more reference to new homes having "solar panels, triple glazing etc."	Text in main plan and the Design Guide includes many references to sustainability measures.
LR240	Y	No comments	

APPENDICES

Appendix A Poster advertising village meeting

Appendix A shows the poster advertising the meeting to introduce the Revised Neighbourhood Plan on 10th March 2022.



Appendix B

Insert in Benson Bulletin promoting the Village Meeting

Appendix B shows the insert that featured in the March 2022 edition of the Benson Bulletin informing people of the work being done on the revision to the Neighbourhood Plan and the meeting to be held in the Parish Hall on 10th March 2022.



The Benson Plan

Benson has a neighbourhood plan covering the period 2018 - 2033. It took nearly three years of detailed work from a dedicated group of local people supported by 100 volunteers. The village attended consultations, and a local referendum was overwhelmingly supported by the community - 94% voted in favour. It was then adopted by SODC and incorporated into their wider plans for South Oxfordshire.

Today, the plan needs to be updated so it is consistent with SODC's new local plan and other changes in legislation, only then will we maintain strong influence on what happens in Benson.

The neighbourhood plan delivery team are working toward a first draft revision of the plan. So, we need to consult with the village again.



... next steps

We intend to hold a village meeting to present the key changes we plan to make on

**Thursday 10th March
6.30-8pm
at Benson Parish Hall**

Once again, we need you to get involved so we can include your views in the plan.

So please come and have your say!

For more information visit:
bensonpc.org.uk/meeting



Benson Parish Council
Serving Our Community

Appendix C

Summary of Feedback from Village Meeting

Public questions at Village Meeting Presentation 10th March 2022

Q. Will there be pedestrian footways on Hale Road?

A. There will be footways from the roundabout and footways along the road in the Thomas Homes development, but nothing at the northern end of the road leading to Hale Farm.

Q. Will new houses be required to have solar panels?

A. This will not be a requirement. In fact solar panels are not being promoted and they can conflict with our design requirements. However all new houses will have to comply with the latest environmental requirements that are now much stricter than when Ben 1 was developed.

Q. Will there be public EV charging points in the village?

A. Whilst a requirement for EV charging points on new houses is now included in our revised NP, it is very difficult to provide for them in our village with very tight parking already. (Note – subsequently advised by Andrea Powell that there are plans to install charging points on Parish Hall car park and the new Community Hall car park.)

Q. Has there been consideration of the future needs of the surgery and schools given the expanded village population?

A. Yes – we spoke with the surgery who said they have the physical capacity to handle up to 7,000 patients, which is roughly the anticipated future population once all developments have been completed. (Note: The current problem of not taking on more patients is lack of staff resources rather than physical resources). Should it go beyond that there is potential for the surgery to apply for funding from the OCCG that also gets CIL funding. From discussions with OCC Education Department and the schools there are adequate plans in place for the necessary physical expansion of our local primary schools and Wallingford High School.

Q. Why is the roundabout on the eastern end of the relief road positioned as it is and not on the B4007?

A. Because it is being built on the Ben 3/4 development site by the developers. OCC will then connect it to the existing B4007.

Private questions to RH:

Q. Why is there no provision for convenience shops in the new developments as elderly people cannot walk to the village centre, so have to drive?

A. The original survey and discussions showed people wanted the shops to remain in the centre rather than be disbursed. Shops may not be viable in the new developments and more shops may cause existing shops in village centre to lose their viability.

Marks by participants from new CIL Projects list

- Expansion of Millstream Centre – 4
- Benson Community Shed - 4

-
- Rivermead – new toilets – 3
 - New or renovated Youth Hall – 2
 - Pavilion upgrade for sports clubs – 1
 - Solar panels on BPC building roofs - 1

Appendix D

Notice for Online Presentation to Village 28th March 2022



Benson Parish Council
The Parish Hall, Sunnyside, Benson, Wallingford. OX10 6LZ
Tel: 01491 825038
email: clerk@bensonpc.org.uk

NEIGHBOURHOOD PLAN ONLINE PRESENTATION. MONDAY 28TH MARCH, 8pm, VIA TEAMS.

To join the meeting, please use the following link, which also includes a dial in option.

https://teams.microsoft.com/j/19%3ameeting_MTQ3ZjhZDAFYjMyZi00YzdmLjgzMjE0NzJkODdhZjU3MzY2%40thread.v2%3Fcontext=%7b%22id%22%3a%2291a12847-9dea-455e-9a11-05b32b2ede7b%22%2c%22oid%22%3a%22647342d2-b008-4590-870b-aadc7c60f25%22%7d

Or call in (audio only)
[+44 20 7660 6857](tel:+442076606857), [276625151#](tel:+442076606857) United Kingdom, London
Phone Conference ID: 276 625 151#

A number of people have expressed concern that they were unable to attend the NP Consultation Presentation at the Parish Hall on the 10th March. In response, the NP Team have set up an online event on Monday 28th March and hope that people are able to join.

Beforehand, we urge you to read the information and accompanying slide deck that are available either through [this link](#), or via the Benson Parish Council website under 'News' <https://bensonpc.org.uk/2022/03/11/benson-neighbourhood-plan-update/>

Please have a practise run and email the Clerk at clerk@bensonpc.org.uk if you run into any problems.

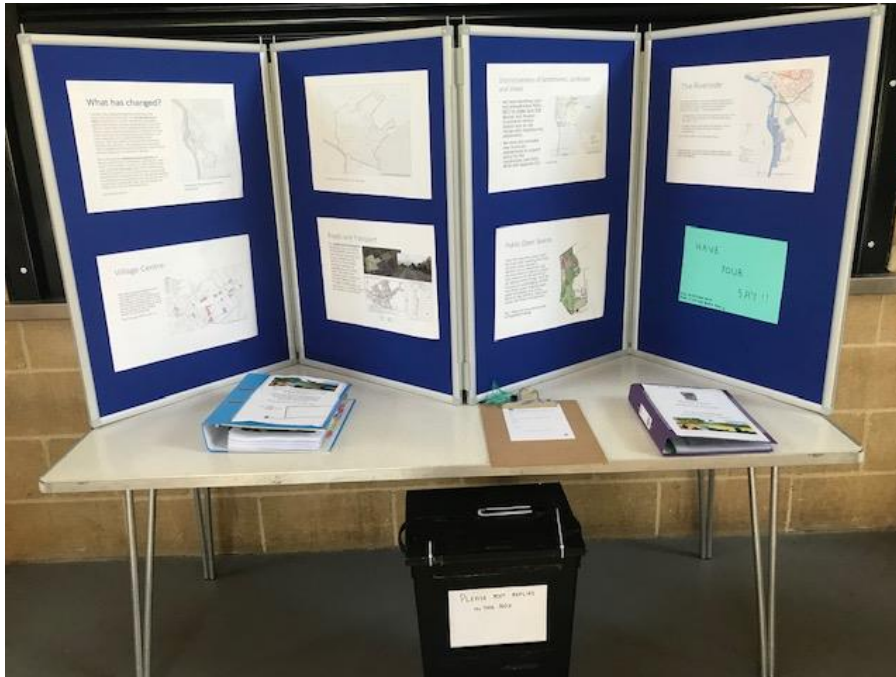
Nicola Copland
Parish Clerk
22 March 2022

Appendix E

Neighbourhood Plan Team participation in Jubilee Celebration event in Parish Hall on 3rd June 2022

A Benson Revised Neighbourhood Plan table was set up with information boards and manned by team members in the Parish Hall for this event.

- Stall and display boards at the Benson Platinum Jubilee Event.



A good number of people came up to observe and discuss the planned revisions. There was a generally positive response to the planned changes whilst a number of questions/issues came up more than once, of which the main ones were:

1. Do we have a start date for the Ben 2 Development?
2. Do we have a start date for the Relief Road, and some saying they would rather have this road over the 20mph Zone.
3. There is a need for transport for the children attending the RAF Benson school.
Answer: noted
4. Maintenance of green spaces, what are the long-term plans? Some of these spaces are currently maintained by volunteers who are not getting any younger. Answer: Noted

Appendix F

Promotion information for Pre-Submission Consultation phase

The following activities were undertaken to promote the Pre-Submission Consultation phase:

- Notice posted on Parish Notice Board at Bob's Corner



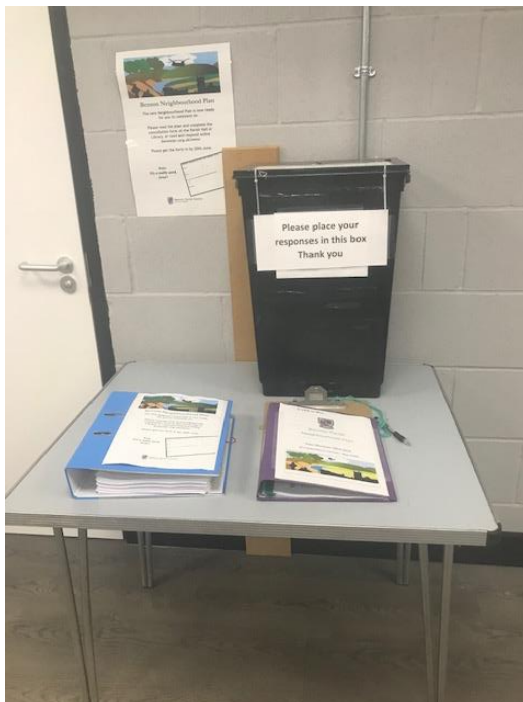
- A-Board positioned in the centre of the village outside the Co-op/ Derry's Den.



- A banner erected outside the Library on Church Road at B4009 intersection



- Posters pinned to telegraph poles around the village.
- Website – link to NP documents plus a feedback form
- Facebook - posts on the Benson Parish Council page and the Benson Community page linking to the NP documents on the website
- Article and feedback form published in the Benson Bulletin (June edition)
- 2 stations set up with copies of the full plan plus a copy of the condensed version along with feedback forms - at the Parish Hall foyer and the Library.



Appendix G - Feedback Form

Appendix F gives the feedback form that was made available during the Pre-submission consultation phase – May-June 2022.



Benson Parish Council
Serving Our Community



Benson Neighbourhood Plan Update 2022

Name *

<input type="text"/>	<input type="text"/>
----------------------	----------------------

First Last

Email *

<input type="text"/>

Do you support the updated Benson Neighbourhood Plan? *

Yes

No

Comments

<input type="text"/>

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Appendix H Original Neighbourhood Plan Consultation Statement

The full text of the Consultation Statement for the original Neighbourhood Plan can be found here:
[03 Benson-Neighbourhood-Plan-Consultation-Statement.pdf](#)