

**BECKLEY AND STOWOOD
NEIGHBOURHOOD PLAN 2011-2035
APPENDICES B 12-22
SUBMISSION VERSION
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APPENDIX 12. CONSERVATION AREA APPRAISAL SODC

INTRODUCTION

The 1990 Planning (Listed Buildings and Conservation Areas) Act places a duty on every local planning authority to determine which parts of their area are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The Act also states that the local planning authority should, from time to time, formulate and publish proposals for the preservation and enhancement of these Conservation Areas.

This document is an appraisal of the Beckley Conservation Area to give an overview of the established character to be preserved and to identify possible areas for future enhancement. It is intended to assist in defining what is of special architectural or historic importance, what should be protected and to give guidance as to the form, style and location of future change and development.

The document is divided into various sections as follows:

1) The History of the Area

This covers the period from prehistory to the present day. It includes significant architectural history, important dates and references to people and events that have helped to shape the area we see today.

2) The Established Character

This is an assessment of the existing character, including the topography of the area, the vernacular style, predominant building materials and natural or man-made features of local interest.

3) Possible Areas for Enhancement

These can range from major areas for environmental improvement, to very minor works of repair and redecoration.

4) Existing Conservation Policies

This is an extract from the South Oxfordshire Local Plan identifying policies relating to listed buildings and Conservation Areas.

5) Plan of the Conservation Area

This is a scale plan of the area which aims to identify the elements which contribute to the character. The plan includes the Conservation Area boundary, listed buildings (buildings identified by the Department of Culture, Media and Sport as being of special architectural or historic interest), former Grade III listed buildings (a now obsolete category but where the buildings may still be of architectural or historic interest) and other buildings of local note. This latter group consists of buildings that play a part in establishing the character of the street scene but have not yet been considered to be of sufficient importance to meet the current criteria for listing. Recent government guidance contained in PPG.15-Planning and the Historic Environment indicates, however, that there is a presumption against the demolition of such buildings. Important trees are also identified. These are usually highly visible from public places and/or they contribute to the setting of a listed building. Important open spaces are identified as these are a vital element in the character of an area. Character is defined not just by buildings, walls and trees, but also by the spaces between them. These contribute to the setting of buildings. They allow views around the area and they are often an important element in the historical development of a settlement.

Important unlisted walls are identified. These are usually built of local materials and help to define spaces and frame views. Lastly, important views into, out of and around the Conservation Area are identified. It should be appreciated that a Conservation Area's

character does not end with a line drawn on a map. Often the character is closely associated with attractive views out to surrounding countryside, sometimes via gaps between buildings. Views within an area such as that to a church or particularly attractive group of buildings are also important.

6) Archaeological Constraint Plan

The character and history of an area are closely linked to its archaeological remains. This plan identifies the location of ancient monuments, earthworks and known cropmarks, find spots, archaeological sites and linear works. If nothing has yet been identified within an area then this map will be blank, but this does not mean that the area is necessarily archaeologically sterile.

BECKLEY

1) The History of the Area

There is some evidence for settlement in the Beckley area as early as the late Bronze Age (c.2000 BC), but the earliest clear sign of occupation comes from the site of a Romano-British villa which was discovered just east of the village in 1862. The Roman road from Dorchester to Bicester crosses the parish, its course coming closest to the present-day village in the form of a cutting down Sandy Path (Roman Way), past the Abingdon Arms and then off across Otmoor to Alchester, the site of a Roman town near Bicester.

This Roman presence may have encouraged Anglo-Saxon settlement in the area and the name of the village, which is of Saxon origin, means "Becca' s wood or clearing". The long held belief however, that King Alfred had a palace here is based on a misreading of his will which in fact refers to "Becchanlea" in Sussex.

From the earliest days Beckley has lived by farming although it has never thrived. There were about 70 people in the village at the time of the Domesday survey in 1086 but still only 79 at the time of the 1377 poll tax. The village has never been as prosperous as its near neighbour of Horton (Bucks), which was built on good soil on the edge of Otmoor, whereas Beckley was established on top of the poorer ridge of calcareous grit and coral rag.

The Normans created the "honour" of Beckley and this passed through several hands to Guy St. Valery, who in 1112 was reported to be living in a "castellated" building, often referred to as the Palace of St. Valery. Although no trace of this now remains, the moat and earthworks could still be seen in the 19th century in the open field in the middle of the village to the north of the Abingdon Arms.

In 1227 Richard, Earl of Cornwall, son of King John, acquired the honour. Richard had already enclosed Beckley Park between 1192 and 1197 with a stone wall, fragmentary parts of which still remain to the east of the village. In 1229 he stocked the park with deer, which reputedly were often poached by Oxford scholars. Many English kings, including Henry III, Edward III, Henry IV and Edward IV are said to have hunted deer and wild boar in the park and a hunting lodge was built for their use. Thus, were established the links with the crown, which must have had a profound effect on life in Beckley during the Middle Ages.

Traces of the original royal hunting lodge can still be seen in a field to the north of the village but this first building was destroyed not long after its completion. Some worked stones from the site have been found, however, in nearby cottages and walls, while the lodge itself was rebuilt further down the hill on the site of the present-day Lower Park Farm.

The most important house in the area is Beckley Park which was built c.1540 by Lord Williams of Thame. Lord Williams, as a favourite of Henry VIII, profited from the Dissolution of the Monasteries and the house and land remained the property of his descendants, the Earls of

Abingdon until the estate was sold in 1924. The house escaped alteration in the 18th and 19th centuries and with its classic 'E' plan remains one of the best-preserved small Tudor houses in the country.

Along with growing crops such as wheat, rye, barley, peas and turnips, the surrounding forests and woodland were important to the village economy. Timber from Beckley Park was much used in the building industry and in 1457 twelve oaks were used in the construction of All Souls College, Oxford.

No inhabitant or perceptive visitor to Beckley can fail to be affected by the wide sweep of Otmoor to the north with its air of mystery and isolation. The moor has always played an important role in the life of the "seven towns" which surround it, including Beckley. The villagers enjoyed grazing rights over the moor until enclosure took place in the early 19th century which led to the famous Otmoor riots. The loss of grazing caused severe economic hardship for the villagers which was made worse by the national agricultural depression of the late 19th century. Today the moor is once more drained and, despite the continuing presence of a small-arms rifle range, is again mostly used for agriculture, although on several occasions there have been proposals to create a large reservoir.

Historically the comparative inaccessibility of Beckley meant that the village remained small and the unusual fact that the three ancient roads at three ends of the village (Church lane, Otmoor Lane and the track to Middle Path Farm) now lead only to open countryside has contributed to a lack of development in more recent years. Similarly, changing social patterns and the emergence of strong planning constraints have also helped to protect the historic form of the village. Today farming is still important but most of the residents now work in Oxford or commute to London or elsewhere. The settlement was first designated as a Conservation Area on 11 December 1984 and the boundaries of the area extended on 18 December 1997.

Beckley Conservation Area – a character study South Oxfordshire District Council – 26/6/98

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2) The Established Character

Beckley is a linear hilltop village, its ancient route-ways straddling a 300-400-foot ridge overlooking the 4,500 acres of the original Otmoor. The location of St. Mary's Church at the western end suggests that this part of the village was settled first and then spread eastwards along the ridge. Although the village has no 'centre', the junction of High Street and Church Street by the church is certainly a focal point in the broadly U-shaped plan, formed by Church Street, High Street and Otmoor Lane which circle the higher ground and largely define the extent of the historic settlement. It is likely that dense woodland once provided shelter from the prevailing south-westerly winds and that the many freshwater springs and the commanding view over Otmoor outweighed the disadvantages of a northerly aspect in the establishment of the settlement here.

Many of the older houses and walls in the village are built of the local limestone, coral rag, obtained from quarries which are now closed, although the medieval palace was also a source of stone for some dwellings. The majority of cottages were probably thatched and several thatch roofs still survive. However, many were replaced in the 18th and 19th centuries with locally made clay peg-tiles. Some old roofs have also been replaced with slate or machine-made tiles. There are some properties built of buff stock brick and rendered walls can also be

found. There is a variety of roof forms but many cottages have steeply pitched roofs, often with dormers and simple, unfussy details to verges and eaves.

There are few buildings in Beckley of outstanding architectural merit although the parish church of St. Mary is essentially a 14th century structure with later alterations and contains important early stained glass and wall paintings. Beckley Park and Woodperry House lie outside the village but are both very important buildings. Within the village Cripp's Cottage in Otmoor Lane and Alflyn in Church Street are perhaps the oldest secular buildings and date from the 16th century. The 18th century Grove House and the 19th century primary school are substantial buildings but, while many houses are listed none is of truly outstanding architectural merit. It is important to appreciate that it is the village as a whole which makes the strongest architectural impact. The reasons for this are subtle but of great importance from a planning and conservation point of view.

Geographers, archaeologists and historians have identified two main village forms; the so-called 'squared' or village-green type and the 'roadside' or linear village. Beckley is a roadside village, but unlike the majority of roadside villages, which are often just a string of houses pushed aside by a busy road which runs through them, in Beckley the houses manage to 'contain' the road. Two elements intensify this impression. One is the absence of through traffic so that people commonly stroll along the carriageway; the other is the enclosing effect of the high banks and stone walls which run through a surprisingly large part of the village. They 'compress' the road space in a visually satisfying way, creating in the process a real sense of place for Beckley. This effect is enhanced by high, close-clipped shrubs and hedges. There are many grass verges and banks which come directly to the road edge and these soften the harshness. The short stretch of granite setts which forms the kerb along one side of Church Lane and High Road also enhances the street scene. One has the unusual sensation in Beckley that the road is as much for pedestrians as for motor vehicles.

The attraction of Beckley lies as much in its topographical setting and landscape as in its buildings. There are groups of forest trees on the higher slopes on each side of the village but few really large trees, probably due to the greater exposure and thinner soils. There are important groups of trees around Grove House and at the eastern end of the village leading to Upper Park Farm, while, the gardens behind the Abingdon Arms public house are particularly attractive. The extension to the Conservation Area includes the woodland 'nursery' to the south of the village along New Inn Road.

A large scale map of the Conservation Area identifying the location of traditional street furniture worthy of retention and attractive road surfaces and paving materials has been produced and is available for inspection at the District Council Offices by appointment.

An essential feature of the village is the outstanding view with its vast skyline out across Otmoor which can be gained from several vantage points, including above Grove House, at the end of Church Lane, from the site of Beckley Palace and from Roman Way. The undeveloped nature of the Beckley Palace site is an essential element in retaining this view.

Pressure to live, and therefore to build, in Beckley is intense, due to its attractive character, especially in the area defined by the Conservation Area. Ironically this threatens the very elements in the village which make it so desirable, namely its modest scale, its solitude and the predominance of traditional building styles and materials. Where development, extension or alteration is acceptable, careful attention needs to be paid to important details such as the

use of correct mortar mixes and pointing details for brick and stonework and the choice of the best quality materials.

There has been some modern infill construction within the Conservation Area, but the majority of post-war development has been higher up on the Woodperry Road in the form of ribbon development which, unfortunately has little in common with the historic form of the village or local building traditions. Development is looser and less enclosed in the extension of the Conservation Area along Otmoor Lane. Here there has been some rather unfortunate infilling of gaps with modern development, but the area still retains its own distinctive character, its loose-knit nature forming a marked but attractive contrast with the denser settlement found along High Street and, to a lesser extent, Church Street.

3) Possible Areas for Enhancement

Beckley is an attractive village that is obviously well maintained and cared for by its residents. As a result, there are few areas where there is a need for large scale schemes of environmental improvement. However, the opportunity does exist to carry out small scale works which could improve the street scene for residents and visitors alike.

The most important and dramatic improvement would be the laying underground of the existing overhead cables and wires by the statutory undertakers. These wires are particularly prominent in Church Street where they interrupt several attractive views. The work would, however, have to be carried out in a manner that does not destroy or damage other important amenities such as grass verges and banks or granite kerbs.

Street furniture plays a vital role in the character and appearance of an area and the quality of items such as road direction signs, street name-plates, notice boards, litter bins and seats could all be improved. This includes the method of fixing of several of these items to poles, posts and walls, which is often crude and unattractive. A coordinated scheme for the design, painting, fixing and siting of street furniture could also be considered.

A large-scale map of traditional street furniture and attractive road surfaces and paving materials has been produced (see Section 2 'The Established Character').

The management of the natural environment in collaboration with landowners is an important way of maintaining and enhancing the character of an area. Consideration should be given to the encouragement of tree management and planting in order to check, and if necessary, fell overgrown, intrusive and unwanted trees and to plant new ones where appropriate. Important vistas must be maintained and thought given to creating new ones. In the past twenty-five years the disappearance of many large elms and the haphazard growth of other species have emphasised how quickly and completely the landscape changes. In the past, the willows in the fields below Church Street were regularly pollarded, thus keeping open attractive views out towards Otmoor, but these are now blocked. A tree management scheme needs to be discussed with landowners in order to restore this important part of the character of the village.

There is a potential area for enhancement around the pond and spring by Chapel Cottage. This feature is rather overgrown and may not even be noticed by casual passers-by. There is a danger in over restoring such a feature, however, as it is not the location for an ornamental landscaped village pond, but it would benefit from more regular maintenance such as the removal of weeds and possibly more landscaped planting. A strategically placed wooden seat would enable people to rest and appreciate the pond and its attractive setting.

The use of traditional materials and detailing can have considerable effect in enhancing an area's character. The great majority of buildings in the village are privately owned and

therefore the owners of prominent and historic properties are encouraged to assist in improving the street scene by removing unsympathetic modern materials such as concrete tiles, u.P.V.C. windows and plastic rainwater goods, and reinstating traditional materials such as clay tiles, softwood windows and cast iron guttering. The owners of thatched buildings are also encouraged to retain or reinstate plain, flush ridges, which are part of the traditional thatching style of South Oxfordshire. This has recently been carried out at several cottages including 2 and 3 Church Street and Cripps Cottage in Otmoor Lane where the simple flush ridge detail is once more an essential part of the attractive street scene.

Small amounts of financial assistance may be available in some instances from the Council for the repair and renovation of historic buildings within the Conservation Area and the reinstatement of lost original details and materials. Grants may also be available for appropriate schemes of environmental improvement.

APPENDIX 13. CHARACTER ASSESSMENT FOR THE WOODPERRY ROAD AREA

SPACES: GAPS BETWEEN BUILT ELEMENTS – STREETS, GARDENS, ETC.	
Hints: Formal, building plots (size, building position, etc), means of enclosure, gaps, open, narrow, winding, straight, type of use, paving/surface materials, street furniture, usability, impact of traffic.	
<p>The Woodperry Road area of Beckley village is outside the Conservation Area and to the east and continuous with the old part of the village and Conservation Area. With the exception of a row of bungalows, which provide social housing and two substantial semi-detached houses all other houses are detached with gardens surrounding the houses. The gardens and green space are an important feature of the village both front, back and to each side of the houses. The boundaries between the houses are hedging with some fencing, which gives important spacing between houses and more privacy. All houses have front gardens and most have verges and hedges, which give a verdant county look to this are of Beckley village and the Parish.</p>	SCORE: 5
<p>Woodperry Road is a ribbon development, originally with a number of bungalows. Over the years some of these have been enlarged, made into chalet bungalows or demolished. Most recently, the newly rebuilt houses have taken up all or most of the site from side to side between the houses. This is undesirable, as it spoils the overall look and makes it looks highly developed, it reduces green space between houses, which is important to maintain the rural feel and it renders houses too close to one another, overlooking neighbours and diminishing privacy.</p>	3
<p>Sand Path/Sandy Lane/ Roman Road is in the main an unmetalled lane in the south with fields on one side and development on the other. Further into the village into the north it becomes a metalled road and part of the village road continuous with the Woodperry Road with housing on both sides. Originally there were number of bungalows along this lane, but since planning permission was given to replace one with a 3- storey house others have been enlarged as well.</p>	-3
<p>New Road is a smaller road to the south of, but parallel with, Woodperry Road. It spurs off New Inn Road to the mast. It has continuous development on one side apart from several building plots, which were building plots before the area became Green Belt. The building line is continuous on the north side of the road and infilling on the vacant building plots would not detract from development of the village, providing the houses were in keeping with the others in the row. On the other side of the road to the south is a field used for grazing. As with the other roads there is green space between the houses and plots.</p>	5

BUILDINGS:	
Hints: Contribution of buildings to the space, size, scale, form (terraced, etc), frontage onto street, materials, windows, doors, condition, use, visible alterations.	
<p>Although the buildings in this area are an eclectic mix there are many design features that bring them together – the pitched tiled roofs, the natural materials of brick or render, smaller cottage style windows, a village house or cottage look, a lot of green space, garden and verges to the front and sides of the buildings, two stories - mindful of neighbours' privacy and projection on the skyline. They have driveways substantial enough to take all the family cars.</p>	SCORE: 4

<p>The original buildings in Woodperry Road were probably bungalows, now much in demand for older people. Gradually with infilling and demolition and replacement larger houses have been built along this ribbon development. Similarly, along Sand Path and New Road the original houses were bungalows, many of which have been enhanced, modified and enlarged.</p> <p>Roofs are an important design feature. Originally in the old village Conservation Area these would have been thatched and sharply pitched, normally at 60°. This gives a very visually attractive effect. Many people find long sloping sharply pitched roofs, as with thatched house, very pleasing and visually attractive. Many have been replaced with tiles. The pitched, tiled roofs have been reflected in the Woodperry Road Area. All the houses have pitched, tiled roofs, which are visually attractive. There is one exception of a recent building with a flat roof, which is not generally considered to be in keeping with the other houses. Another recent replacement building has a small shallow pitched high roof and is considerably higher than surrounding houses, which again is not in keeping and does not enhance other buildings.</p> <p>Driveways are a mixture of porous materials such as gravel and non-porous such as tarmac. There is a significant risk of flooding down the hills after rain – rain water run-off, which threatens many village houses.</p> <p>While development in the Green Belt is confined to replacing any building with one the same size this rule has not been enforced with some recent development, where one bungalow has been replaced with 2 x 2 -storey 4-bedroom houses. This detracts significantly from the look and appeal of the village, by increasing housing density from a rural look to looking like a town development.</p>	<p>5</p> <p>5</p> <p>-3</p> <p>-5</p>
VIEWS:	
Hints: Within the space (long, short, intimate, glimpsed, channelled, wide), focal points, streetscape (how buildings and streets work together), roofscape, views out of the space (long/short distance, high level).	
As the Woodperry Road Area is on top of the escarpment there are very important views from Woodperry Road itself across to Brill and Otmoor. These must be preserved by ensuring that there is no building on the north side of the road in the fields.	<p>SCORE:</p> <p>5</p>

GREENERY & LANDSCAPE FEATURES:	
Hints: Contribution of trees and plants (colours, shade), hard/urban, private or public, water, changing levels	
There are fields surrounding the Woodperry Road area – the north side of Woodperry Road itself with distant panoramic views across Otmoor and to Brill. There are similar views from Sand Path across the west of Otmoor and across the road south at New Road.	<p>SCORE:</p> <p>5</p>
LIGHT/DARK: SHADING, TIME OF DAY/NIGHT	
There are few trees along the roads, shading them, but many in gardens and in hedgerows of surrounding fields. There are no street lights	<p>SCORE:</p> <p>0</p>
NOISE & SMELL: MAN MADE OR NATURAL	
There is little noise apart from traffic and agricultural machinery for short periods. There are occasional smells mainly from muck spreading on the fields opposite.	<p>SCORE:</p> <p>2</p>

SPIRIT OF PLACE: An eclectic mixture of newer village style houses and bungalows with pitched roofs, mainly of brick or rendered 2 storey or 1, surrounded by fields and views.	TOTAL:

APPENDIX 14. CHARACTER ASSESSMENT WICK FARM

SURVEY DETAILS

STREET/BUILDING / AREA NAME	Wick Farm and Lower Farm Barton – Beckley and Stowood Parish
DATE	March 2017
TIME	Afternoon
WEATHER	Sunny

INITIAL REACTION

Wick Farm is reached through the Barton housing estate on the north-eastern edge of Oxford City. This is an area of dense housing and there is a large development being built at Barton West (Park) next to the existing Barton estate backing onto the Bayswater Brook. The Parish Boundary which separates Barton, part of Oxford City and the Parish of Beckley and Stowood is the Bayswater Brook. This also marks the very important boundary of the Oxford Green Belt. The brook floods regularly along its course.

Lower Farm and Wick Farm are approached along Barton Village Road. Instead of dense housing the first view is of green fields, hedgerows and trees stretching up the hillside northwards towards Beckley village. There are a few dilapidated remnants of farm equipment and old sheds, but the overall view is of green pastures.

Turning left off Barton Village Road there is a track over the Bayswater Brook to Lower Farm. This has been developed into a farm house and the barns behind it into 3 houses, all in local stone and surrounded by green fields. The fields are not well maintained.

Turning back into Barton Village Road and driving east approximately two fields along the road turns sharp left (north) over the Bayswater Brook again and up a pleasant tree-lined drive with fields to left (west) and a wood to the right. The road then opens up onto Wick Farm. On the right is a very well kept mobile home park with approximately 52 mobile homes.

Ahead is an impressive old stone gateway which is listed, a number of stone barns used for four car repair businesses and the Farm House. Behind the farmhouse is a listed well and a very fine large barn now in disrepair, which converted would make a very attractive home or office premises. Behind this is some farm machinery which seems to be more modern.

The initial reaction when coming from the Barton estate is a welcome view of green pastures, hedgerows and trees stretching ahead, even if the fields are not well tended and do not appear to be farmed.

Lower Farm is attractive and well maintained. Wick Farm mobile home park is well maintained and most have well maintained gardens.

Wick Farmhouse itself and the barns surrounding it look unloved and in a state of disrepair. They could be very attractive if repaired and converted. Undoubtedly the proximity to and approach through the Barton estate detracts significantly from Wick Farm, but does provide residents with shops, a GP surgery and school and a bus service every 10 minutes into Headington and Oxford

2: SPACES: A 'space' is normally the gap between buildings and other features. They may be formally designed or develop informally over time. They may be enclosed by surrounding buildings, trees and foliage, have structure created by the alignment and spacing of surrounding buildings or property boundaries, and be narrow or wide and open. The character of areas can depend on their uses and vibrancy, as well as the choice of paving, kerbs, seating, telephone or post boxes or the presence of formal planting or other greenery.

FEATURE	COMMENTS	VALUE -5 TO +5
FORMAL / INFORMAL SPACES	There are no formal spaces, apart from fields and the roads and farmyards of Wick Farm and Lower Farm. There are no community buildings and nowhere for local residents to meet.	0 -4
GAPS BETWEEN BUILDINGS	The old farm buildings have traditional farm yards and stone walls.	
MEANS OF ENCLOSURE	The farm buildings in Lower Farm have some stone walls from the original farm yard as does Wick Farm. The mobile homes are enclosed mainly by fencing.	+5 0
BUILDING PLOTS	None, but there was a planning application in 2012 to convert the large barn behind Wick Farm House http://www.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&REF=P11/W2263/LB#exactline The application was withdrawn and it is believed that this may have been due to the fact that it was likely to be refused. Conversion of this large barn and other barns would save the buildings and make useful housing or commercial premises.	
WIDE/OPEN SPACES	Fields	+4
NARROW / ENCLOSED SPACES	None	
WINDING / STRAIGHT SPACES	None	
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Surrounded by fields, the mobile home site is dense, but farm yards not.	
USES AND ACTIVITY	Mixed residential with 4 car repair businesses and a farm that is neglected.	

PAVING MATERIALS	n/a no pavements, roads ways to Wick Farm concrete and yards a mix of track, some tarmac and earth etc Could be more attractive	-3
STREET FURNITURE	None	
IMPACT OF VEHICLES AND TRAFFIC	Minimal	+3
USABILITY AND ACCESSIBILITY OF THE SPACE	Access is via the Barton estate large HGVs would have difficulty although there is access for farm vehicles via another access from the Bayswater Road.	0

3.0 BUILDINGS: Do buildings make an important contribution to the character of the area and if so, what features are significant to their contribution? Do buildings reflect an important period in the area's history and is this reflected in their past or current use? Do buildings share a uniform scale and size, or is there a high degree of variation that is visually attractive? Are the buildings very old or do they form a single development with shared or similar architectural detailing? Do styles of windows, doors or other features add to the visual interest of the buildings, reflect their origins and use, or form part of a designed scheme? What condition are the buildings in? Have changes increased or reduced their interest, or have they lost important features?

FEATURE	COMMENTS	VALUE -5 TO +5
CONTRIBUTION OF BUILDINGS TO THE SPACE	<p>Lower Farm contributes very positively to the space, is attractive and well maintained</p> <p>Wick Farm and its buildings are in a dilapidated and does contribute something, but with repair could enhance the space considerably</p> <p>The mobile home park is well maintained and provides necessary lower cost housing</p>	<p>+4</p> <p>+1</p> <p>+2</p>
SIZE/SCALE	<p>See map</p> <p>At the time of the planning application for converting the barns and outbuildings the land with Lower Farm consisted of 12 acres</p>	
AGE	<p><i>"Wick Farm (also known as Headington Wick) in Barton, Headington was already in existence in the thirteenth century.... The present farmhouse was built in the mid- or late eighteenth century, and is Grade II listed. The barn behind the well house, and the gate piers and walls, are the same age and are also listed structures. The well house that can be seen to the left is older and is Grade II* listed dates from about 1660" (Listing)</i></p> <p>Lower Farm does not appear to be listed and its age is unknown, but the house is constructed of stone and the barns were converted in approximately 1995.</p>	
MATERIALS	Farm houses and buildings stone walls, roofs tile for farm houses, but many of the barns have corrugated iron roofs	
WINDOWS	Wood of various designs many of the barns have open unglazed windows	
DOORS	Some old barn doors	
ROOFS / CHIMNEYS / GABLES	As above	

USES (PAST AND PRESENT)	<p>Lower Farm and Wick Farm were both used for agriculture originally. Now Lower Farm is residential and Wick Farm House is residential while some of the barns are used as business premises.</p> <p>Some of the land is used for mobile homes</p>	
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	<p>Lower Farm and its outbuildings has certainly been converted to residential use – planning application 1995</p> <p>Wick Farm House has had some of the windows blanked out. Barns have had original roofs replaced with corrugated iron.</p>	
CONDITION	Wick Farm barns and buildings is in a considerable state of disrepair and looks sad.	-4

4.0 VIEWS: Are there views of interest and distinction? Is a view well known because of a historical event, painting, prose or poetry, or is it popular with local residents as a part of a public place? Are views glimpsed through gaps between buildings, channelled by lines of trees or buildings, or open and expansive? Does the shape of a street create a series of views, or is a single viewing point particularly important? What features of the view contribute to its interest? Does a landmark, such as a building or group of trees, form a focal point? Does the view include an attractive frontage or roofscape? Is the view urban or rural in character? Do background features like the city's rural setting contribute to the view's attractiveness?

FEATURE	COMMENTS	VALUE -5 TO +5
HISTORIC / POPULAR VIEWS	The agricultural land around Wick Farm forms important views both as a backdrop from Oxford City of green fields up a hillside to the north east of Oxford and more locally for the residents of Wick Farm and Barton.	+5
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN		
FOCAL POINTS		
STREETSCAPE		
ROOFSCAPE		
URBAN/RURAL VIEWS	Unattractive urban views towards the Barton estate. Important meadows and hedgerows around the buildings in the adjacent fields.	
VIEWS OUT OF THE SPACE	Those from Oxford form an important verdant backdrop for the City.	

5.0 LANDSCAPE: What landscape features contribute to the area's character and how do they affect it? Do hedgerows or grass verges create a rural feel or do street trees provide a leafy suburban character. What hard surfaces are present, are they attractively designed or do they use materials that are out of keeping with the area? Does their maintenance affect their contribution? Is a river or canal a significant feature in the area? Does it have scenic or wildlife value?

FEATURE	COMMENTS	VALUE -5 TO +5
LEAFY AND/OR GREEN IMAGE	This green pastures and hedgerows going up the hill forms a pleasant verdant backdrop for the residents, the Barton estate and Oxford	+5
HARD URBAN LANDSCAPE	Apart from Lower Farm this could be improved considerably	+2
PUBLIC/PRIVATE GREENERY	No public greenery, but farm land which is very valuable to local residents and those in Oxford	+5
DOES WATER FORM A KEY FEATURE OF THE AREA	The Bayswater Brook is an important geographical division between the Parish and Oxford City and Oxford City and the Green Belt. It could do with cleaning up though.	+2
TOPOGRAPHY	The land rises steeply from the Bayswater Brook at approximately 65 metres above sea level to >100 metres above Wick Farm rising ultimately to 141 behind Stowood	+5

6.0 AMBIENCE: Many less tangible features, such as activity, changes in light during the day, shadows and reflections affect reaction to an area. How does the area change between day and night? Do dark corners or alleyways feel unsafe at night time? What smells and noises are you aware of and is the area busy or tranquil? What affect, if any, does vehicle traffic have on character?

FEATURE	COMMENTS	VALUE -5 TO +5
ACTIVITIES	Very little community activity, no community networks A few small businesses and a farm that is neglected.	
LEVEL OF ACTIVITY	Low	
TRAFFIC	Low	
DARK, SHADY, LIGHT, AIRY	n/a	
DAY AND NIGHT	n/a	
SMELLS	None on survey but may be some from farming at different times of the year	
NOISES	School, residents of Barton	

7.0: FINAL REACTION: Take a moment to consider the notes and scores that you made, in your initial reactions survey sheet and the subsequent pages. Are there any features that you would now rate as having a greater positive or negative value, or are there particular aspects of these features that you would highlight as having a high significance to the character of the area? Try ranking the features in order of their relative importance in forming the area's character and appearance.

RANK IN ORDER OF CONTRIBUTION BETWEEN 1 (HIGH) AND 9 (LOW)

FEATURE	EXAMPLE	YOUR HIERARCHY
BUILDINGS	1	3 – Wick Farm needs renovating
SPACES	5	
LONG/SHORT VIEWS	2	1
LIGHT/DARK	4	n/a
SURFACES	3	n/a
GREENERY & LANDSCAPE FEATURES	6	2
NOISE, SMELL AND TRAFFIC	7	

8.0 SPIRIT OF PLACE: Having undertaken the survey and scoring now try to sum up the character of the area in a few brief sentences, picking out the most significant positive and negative features of its character and appearance.

The approach through the densely-built Barton estate detracts from Wick Farm, but does provide residents with a higher level of facilities than other parts of the Parish – shops, a GP surgery and a bus service to Oxford.

Wick Farm buildings are neglected and could be made to be quite attractive if renovated. The large barn in particular would make a most attractive home or commercial premises if permission were given for conversion. It is likely to be at risk if permission is not given.

The mobile homes are reasonably neat and provide lower cost homes. Most are very well tended with nice gardens.

Lower Farm is well cared for and attractive.

The fields, meadows and hedgerows of Wick Farm make a very pleasant green backdrop to the city of Oxford, which would be lost if development were allowed. The footpaths are a very important leisure and landscape feature

APPENDIX 15. CHARACTER ASSESSMENT – OUTER AREA

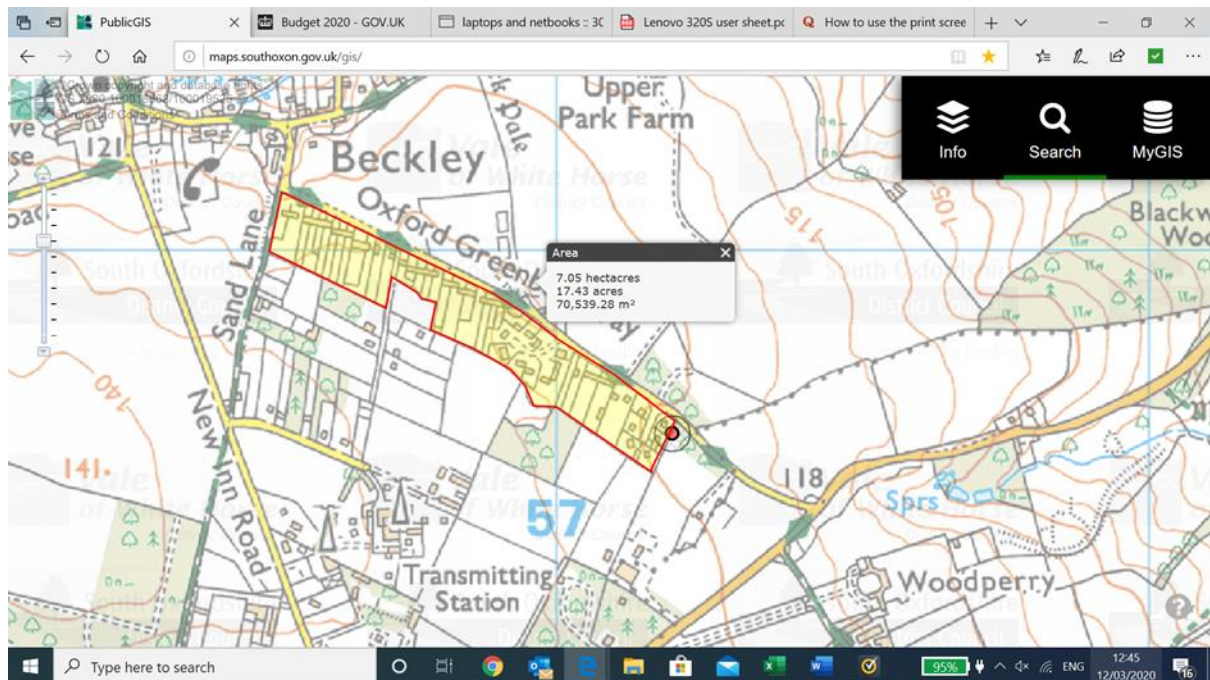
CHARACTER ASSESSMENT for Beckley and Stowood Outer Areas

SPACES: GAPS BETWEEN BUILT ELEMENTS – STREETS, GARDENS, ETC.	
Hints: Formal, building plots (size, building position, etc), means of enclosure, gaps, open, narrow, winding, straight, type of use, paving/surface materials, street furniture, usability, impact of traffic.	
<p>The Outer Area 3 comprise the houses and farms outside Wick farm and Beckley village. Most of the building plots are large at least ¼ acre and some much larger. There are some semi-detached houses, but most are detached. None are terraced. On B4027 at Stowood there is a mix of former inns and farm buildings many listed and built in stone. On Common Road, there is Folly Farm also and newer buildings and barns and older stone cottages, that may once have been buildings for farm workers. On the Horton Road buildings are generally built of brick with large plots. Houses are mainly surrounded by hedges or stone walls. New Inn Road has newer buildings, mainly bungalows with former farms.</p> <p>Otmoor – the lower area of Otmoor Land north of the Conservation Area is mainly farm land with a farm house and barn conversion – Lower Farm and Old Lower Farm House. It has spectacular views across Otmoor a marshy area where the RSPB has established a bird reserve. There are also wonderful views from here into Beckley village and from Beckley across Otmoor.</p> <p>The B4027 is a very busy road and a main lorry route. There are no pavements and walking on these roads is difficult and dangerous as there are no paths.</p>	<p>SCORE: 4.5</p>
BUILDINGS:	
Hints: Contribution of buildings to the space, size, scale, form (terraced, etc), frontage onto street, materials, windows, doors, condition, use, visible alterations.	
<p>Along B4027 many of the former farm buildings or inns are made of local stone. There were a number of inns as B4027 was the main road from London to Worcester and an old drover's road. While richer passengers would stay in inns and hotels in Islip travellers and drovers would stay in inns in Stowood such as Red Lion Inn (rebuilt into a pair of semi-detached houses), The Royal Oak, New Inn and the White House. Lodge Farm with newer cottages is thought to be very old, made of stone, with origins in the 13th century</p> <p>Common Road has Folly Farm with an original stone farmhouse with later brick additions and cottages mainly of stone, with some later buildings in brick. There are a number of large newer agricultural barns. There are a number of fields, mainly arable.</p> <p>New Inn Road from the village of Beckley comprises fields on each side until New Road, which leads to the mast. After this there are a few houses, some former farms, on the left. These were mainly originally post-war wooden bungalows, many of which are being rebuilt or extended, with a few modern houses between. There is a shooting range which cannot be seen and is well back from the road.</p> <p>New Road which leads to the mast has mainly bungalows or chalet bungalows that have been extended, with original building plots in between a number. There are a number of building plots between the houses, which were originally designated as such before the area became Green Belt and have not been built upon. Building on these would not detract from existing houses or the countryside and fields around. The south side is farm land and at the end the Beckley mast which houses transmitters and can be seen for many miles.</p> <p>The Horton Road has large plots with individual bungalows or houses with some shrub land in between.</p> <p>Otmoor old farm house and barn conversion is made of stone and very attractive. There is an MOD rifle range at the end of Otmoor Lane, which causes traffic and noise.</p>	<p>SCORE: 5</p>

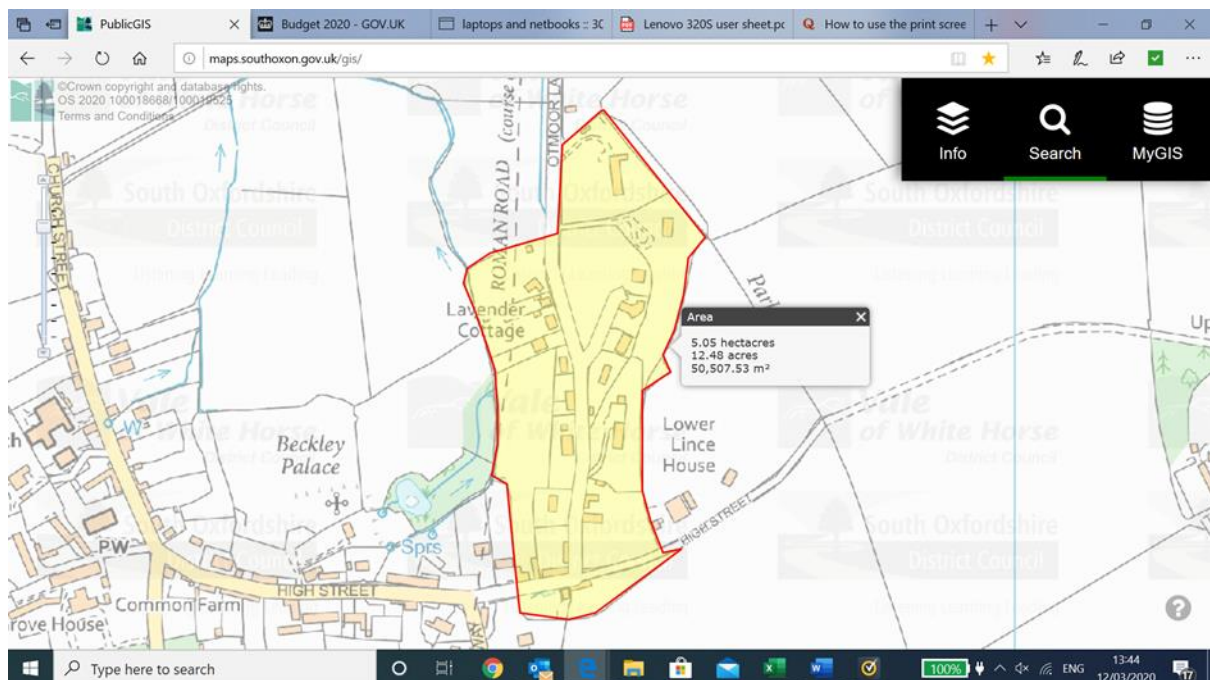
VIEWS:	
Hints: Within the space (long, short, intimate, glimpsed, channelled, wide), focal points, streetscape (how buildings and streets work together), roofscape, views out of the space (long/short distance, high level).	
<p>This area lies on the hill top and has spectacular views from all sides.</p> <p>From Stowood on B4027 the Stoke church cutting on the M40 can be seen clearly as can Didcot power station and from some part the city of Oxford, although there are woods in the way. Conversely Stowood, the woods and fields running down to Wick Farm and Barton are a beautiful green backdrop from Oxford city.</p> <p>From Common Road there are magnificent views across Otmoor to Bicester and beyond and further east to Noke Wood and Otmoor.</p> <p>Although New Road, New Inn Road and the Horton Road are not on the edge of the escarpment with far reaching views they are mainly farmland and trees, making a very pleasant environment.</p>	<p>SCORE:</p> <p>5</p>
GREENERY & LANDSCAPE FEATURES:	
Hints: Contribution of trees and plants (colours, shade), hard/urban, private or public, water, changing levels	
<p>This whole outer area is farmland or woodland with a few houses in between.</p> <p>Stowood part of the royal hunting forest lies along the B4027 on the north side. As the names of Royal Oak suggest there are many oak trees, as well as other species such as ash, sycamore and pine. It is said that oaks from here were sent to build ships. On the southern side of the B4027 is mainly arable land and woods, including Sydlings Copse owned by BBOWT with SSSI and a stream.</p> <p>Common Road is mainly farmland – arable or grazing with more park-like land on the north side, with many trees.</p> <p>New Inn Road is mainly farmland on each side as it leaves the village with some housing on the east.</p> <p>The Horton Road has many trees and shrubs between the houses.</p> <p>Otmoor is mainly farm land, woods – Noke wood and marsh with the RSPB.</p>	<p>SCORE:</p> <p>4.5</p>
LIGHT/DARK: SHADING, TIME OF DAY/NIGHT	
<p>There is no street lighting in this area at all and it would spoil the countryside. It is therefore very dark at night. Farmland is light with shading in wooded areas.</p>	<p>SCORE:</p>
NOISE & SMELL: MAN MADE OR NATURAL	
<p>The main smells are from farming – muck spreading at various times of the year. There is also some smell from traffic, although the density is not high, along the B4027 in particular is busy.</p> <p>There is noise from some businesses and recreation. The shooting range in New Inn Road causes some noise to the local area, although this is not normally excessive. Shooting from the MOD rifle range can be heard all over the Parish and in neighbouring parishes.</p> <p>Farm machinery and traffic cause some noise and noises of animals e.g. deer and foxes and birds.</p>	<p>SCORE:</p> <p>3</p>

<p>SPIRIT OF PLACE:</p> <p>Although this outer area of the Parish is not an area of outstanding natural beauty, perhaps it should be. It is beautiful countryside mainly arable and grazing land with a high proportion of ancient woodland. Housing is mainly detached with a few large semi-detached houses and former farms. Some are listed and build of local stone. Newer houses are mainly post war in large plots.</p> <p>The views both to and from this area and very important to preserve and spectacular. The fields between Wick Farm and Stowood form a beautiful green hilled backdrop for the city of Oxford and the residents of Wick Farm and Barton. Conversely the views from Stowood are wonderful to Didcot power station and all the way to the Stokenchurch cutting on the M40.</p> <p>The views across Otmoor are stunning and those towards Beckley village. These must be preserved.</p>	<p>TOTAL:</p> <p>5/5</p>
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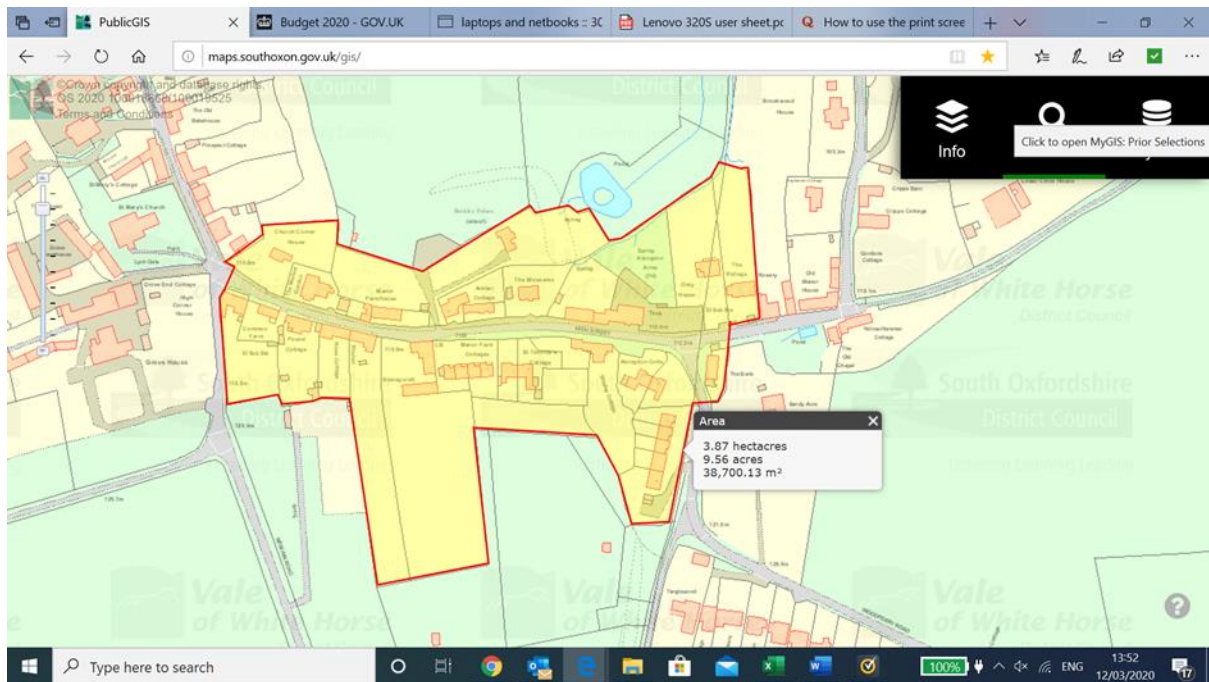
APPENDIX 16. MAPS AND DETAILS OF CALCULATIONS FOR HOUSING DENSITY



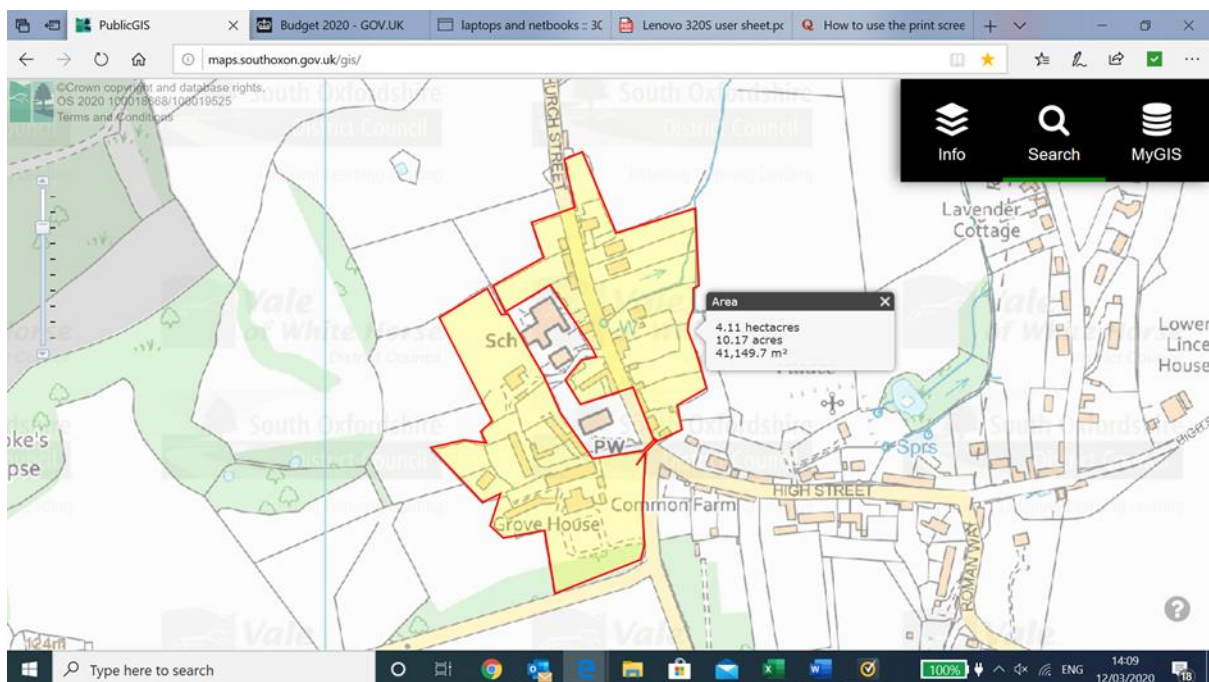
Housing Density calculation for the Woodperry Road Area - 8.37 houses /hectare



Housing Density calculation for Otmoor Lane - 4.36 houses /hectare

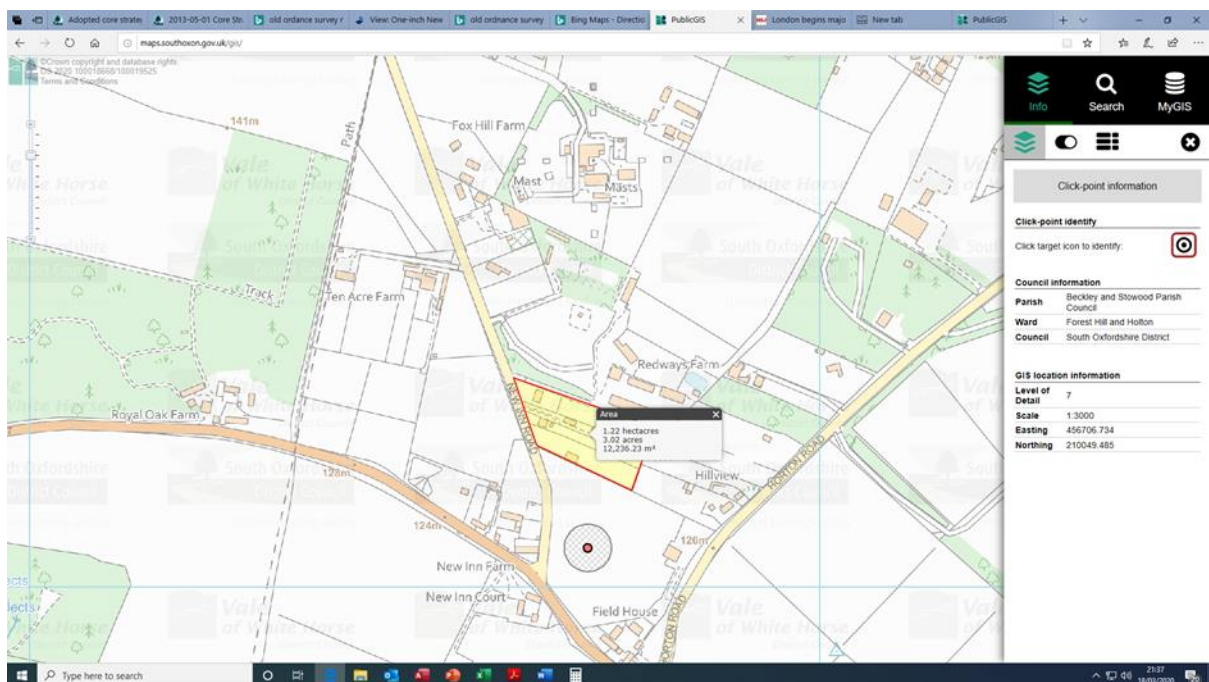
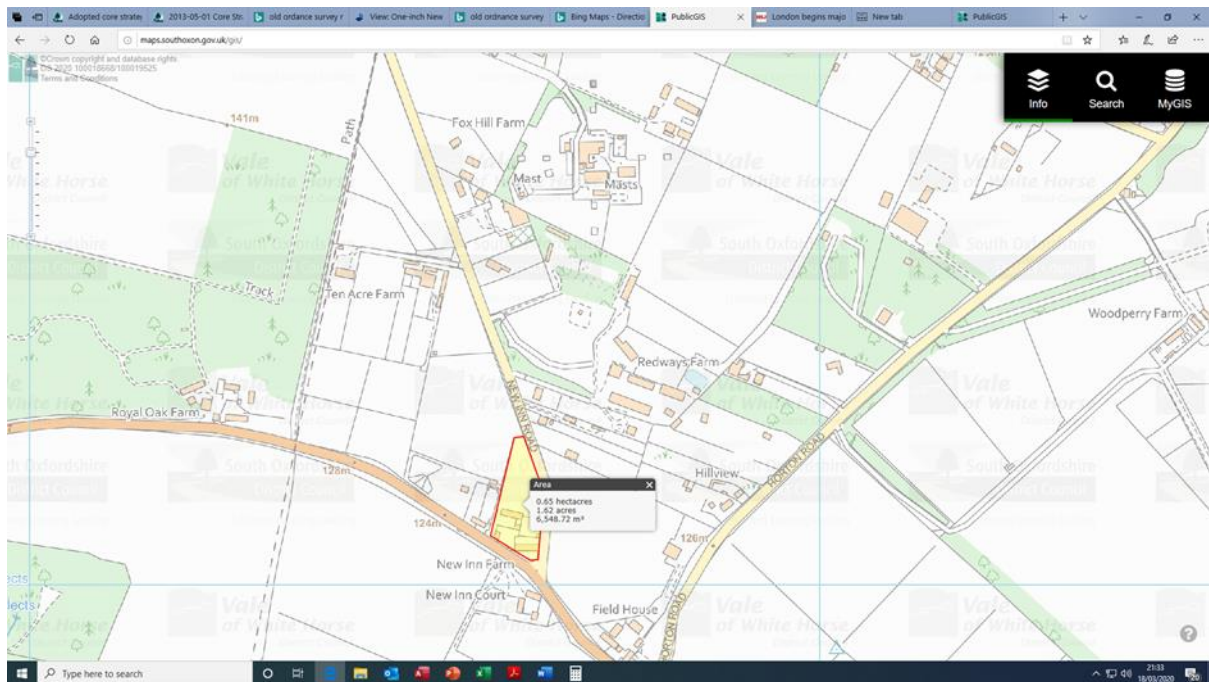


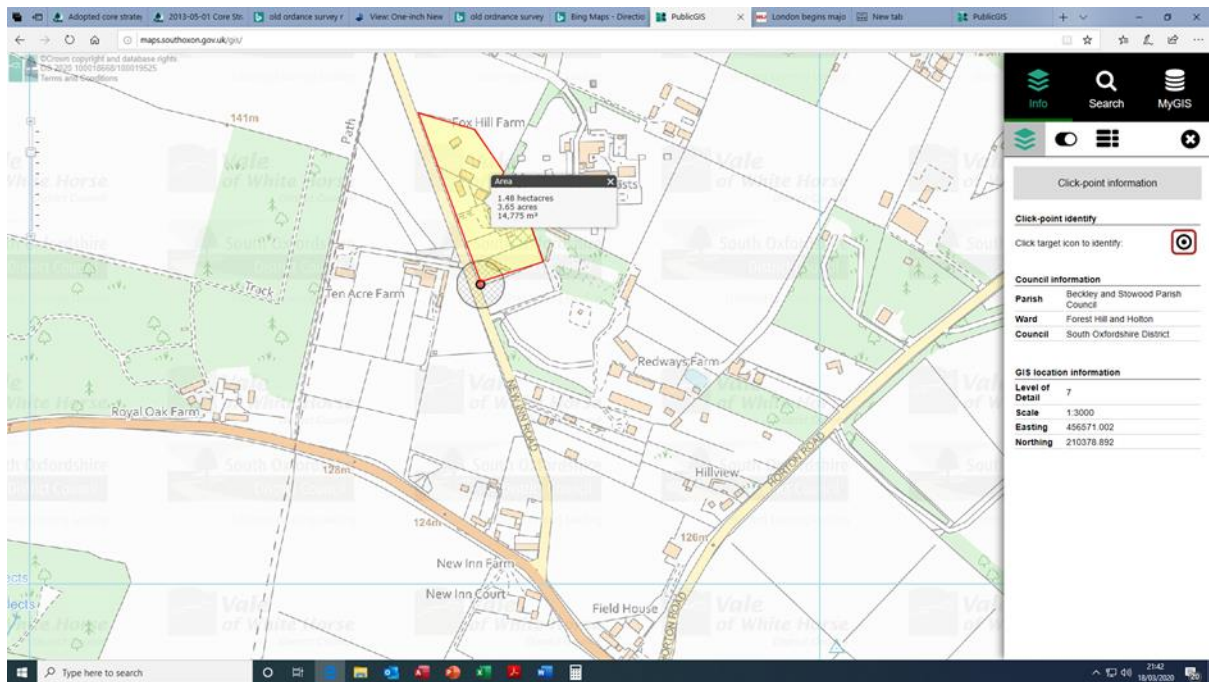
Housing Density calculation for High Street - 8.53 houses /hectare



Housing Density calculation for Church Street - 6.33 houses /hectare

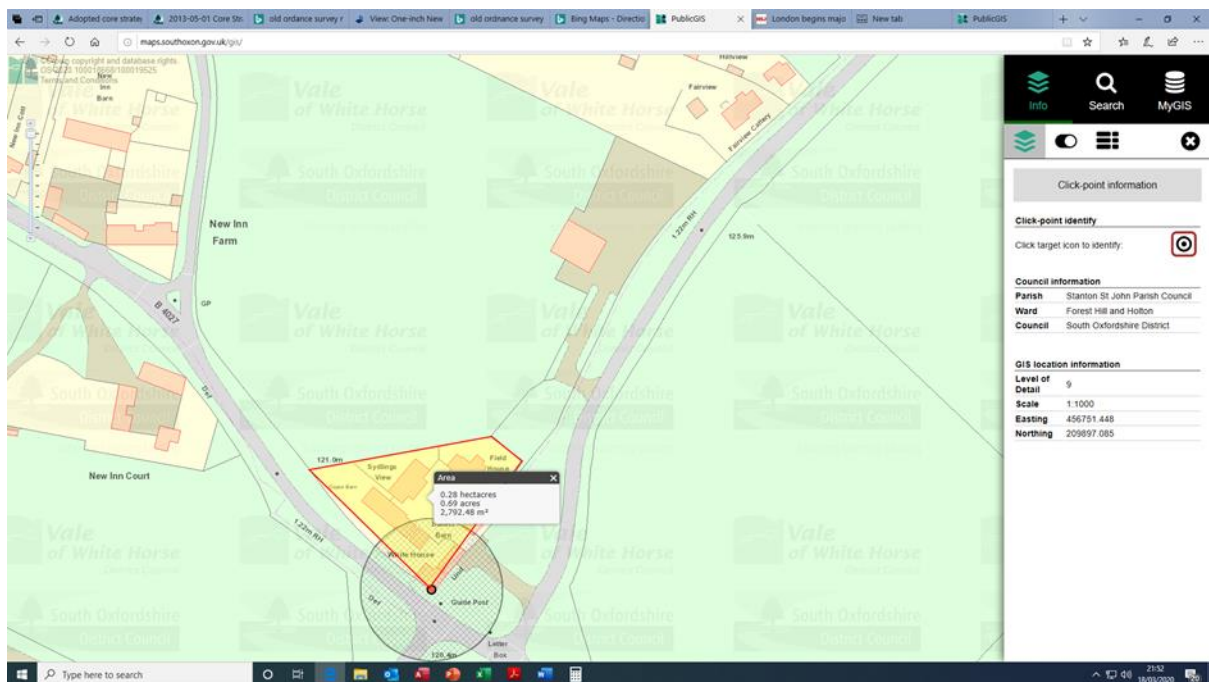
New Inn Road

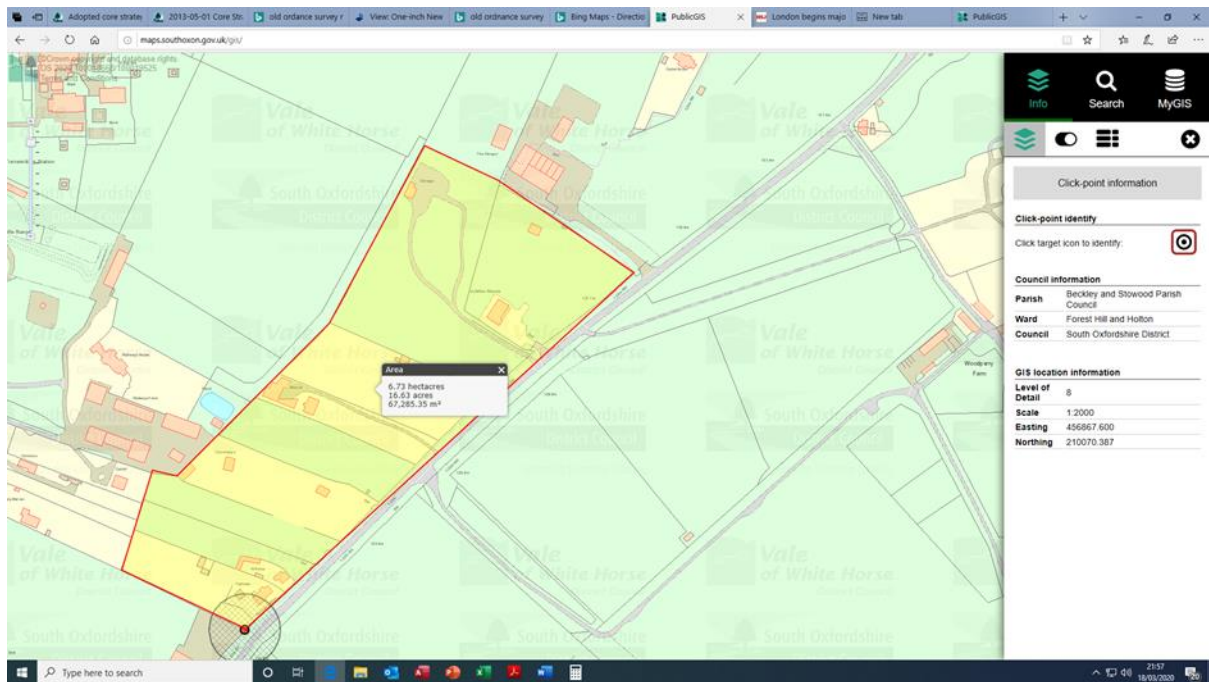




Housing Density calculation for New Inn Road - New Inn Farm + 1 = 0.65H; bungalows 1.22 H – 7 houses (2 new) - Fox Hill Farm etc 1.48H – 5 houses, Total houses -12 Total Area for dwellings 3.35 H , 3.58 houses /hectare

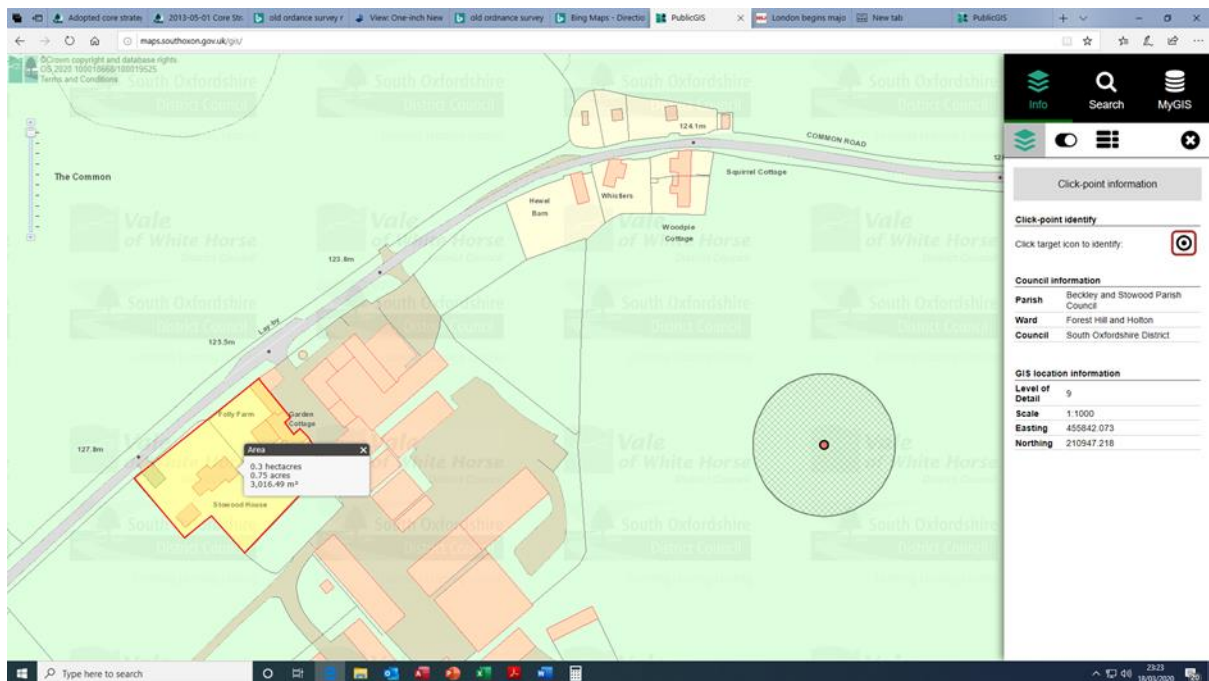
Horton Road





Housing Density calculation for Horton Road - White House + 3 = 0.28H; other houses 6.73 H – 6 houses) Total houses - 10 Total Area for dwellings 7.01 H , 1.43 houses /hectare

Common Road







Housing Density calculation for Lower Farm – 16.67 dwelling /hectare

APPENDIX 17. LETTER FROM SODC PLANNING CONCERNING BECKLEY VILLAGE BOUNDARY

Planning

HEAD OF SERVICE: ADRIAN DUFFIELD



Listening Learning Leading

Mrs G Camps-Walsh

Contact officer: Paula Fox
planning@southoxon.gov.uk
Tel: 01235 422600

By email:
camps.walsh@btinternet.com

Textphone users add 18001 before you dial

Our reference: PE/S0029/17

10 February 2017

Dear Mrs Camps-Walsh

Beckley and Stowood Neighbourhood Plan

Thank you for your email dated 11 January 2017 which was titled 'Beckley & Stowood Parish Planning Anomalies - Neighbourhood Plan'. I apologise for the delay in my reply. I am aware you met with Rachael Riach on 23 January and have subsequently had several further email exchanges with Amanda James. This includes an email you sent earlier today raising concerns about the recent granting of permission for development at 2 St Tinnivers, High Street, Beckley.

I thought it might be helpful if I set out some background to planning decisions in the first instance. Planning applications are assessed against the National Planning Policy Framework (NPPF) and relevant policies in our Development Plans. The NPPF contains a general presumption in favour of sustainable development and requires planning officers to work proactively with applicants to find solutions and grant permission wherever they can. The relevant planning officer will examine the site's planning history and undertake a site visit in each case. Another factor that has to be taken into account is what an applicant can carry out under permitted development rights i.e. what they can do without the need for planning permission. For your information this is often referred to as a 'fall-back position'. Each case will be assessed on its merits and the officer will produce a written justification for their recommendation to their line manager. Once a planning application has been decided we display both the decision and the case officer's report on our [website](#) so that they can be read together and hopefully help to explain how we reached our conclusions to grant or refuse permission.

In each of the cases you mention there is an officer's report and I wondered if you have an opportunity to look at these. If you have read the reports you will be aware that there are a lot of factors that have been taken into account and balanced in coming to a final decision.

South Oxfordshire District Council, 135 Eastern Avenue, Milton Park, Abingdon, Oxfordshire
OX14 4SB www.southoxon.gov.uk



I will now try to answer some of the key points you have raised.

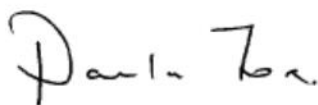
South Oxfordshire has not historically defined the edge or boundary of its settlements. There are pros and cons of doing so and we have witnessed settlement boundaries in other districts resulting in every space within the defined envelope being developed. Our preference has been to assess each case on its merits with recommendations being informed by the site history and particular circumstances.

We have held a longstanding view that Woodperry Road is within the settlement as it is connected to the main body of the village by a continuous built up frontage. It is also relevant to mention, in the Woodperry Road case you have referred to, the applicant was able to demonstrate that they enjoyed a permitted development fall-back position for a large outbuilding on the Woodperry Road site. As they could effectively construct a similar size building as the dwelling that was being proposed without the need for planning permission, we formed the view the proposal was not inappropriate development in the Green Belt and there would not be harm to the appearance of the Green Belt. However, we take a different view in respect of the other side of the track which is physically separated from the main body of the village by a number of significant gaps. New housing on that side would represent inappropriate development in the Green Belt and could only be justified in very special circumstances.

I am sorry to hear that your Parish feels very unhappy about the recent grant of permission for house holder development at 2 St Tinnivers, High Street, Beckley (planning application reference P16/S4026/HH). I am not sure why you believe an officer didn't visit the site. Having checked, I can confirm Will Darlison, the case officer, made two visits to the site. In my opinion the concerns of the Parish were not ignored – they are clearly documented and discussed in the officer's report. I appreciate that it might have been helpful to have had a discussion with the officer to aid all parties understanding. This is something I have discussed with Will and he will take account in looking at future cases.

I hope my letter has helped to explain how planning applications are assessed. If you are still interested in discussing the delivery of housing I am happy to set up a meeting with the appropriate officers.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Paula Fox'.

Paula Fox
Development Manager

APPENDIX 18. SUSTAINABILITY APPRAISAL MATRICES ALTERNATIVE STRATEGIC ALLOCATIONS FROM SODC'S LOCAL EMERGING PLAN – WICK FARM AND LOWER ELSFIELD

1. To help to provide existing and future residents with the opportunity to live in a decent home and in a decent environment supported by appropriate levels of infrastructure

Wick Farm – Major Positive and Negative effects

The site would form an urban extension to Oxford. It comprises of 128ha. 1,400 dwellings might be accommodated on the site within this plan period, which will result in **significant positive effects** in terms of providing housing.

The site is 3 miles direct along the A420 to Oxford city centre by bus or 6.8 miles along the eastern bypass, in a private vehicle.

The land ownership suggests development is likely to be deliverable. (1,400 dwellings are being considered within this Plan period)

Proximity to Oxford with existing infrastructure and services resulting in positive effects, however, development of the site would need to ensure it could be well connected to these existing services to prevent **significant negative effects** from occurring.

Lower Elsfield – Major Positive and Negative effects

The site comprises 675ha 3,500 – 4,000 dwellings are being considered within this Plan period on the site, which will result in **significant positive effects** in terms of providing housing.

The site is extremely large, it encompasses the village of Elsfield, and the boundary is as far north as Woodeaton and south to the A40.

Elsfield itself is approx. 5 miles from Oxford, easy access along the northern bypass by car, however the accessibility to others areas of the site depending which section of the site was developed would need some extensive infrastructure and accessibility improvement. The site is available from the land owner

Proximity to Oxford with existing infrastructure and services resulting in **positive effects**, however, development of the site would need to ensure it could be well connected to these existing services to prevent **significant negative effects** from occurring.

2. To help to create safe places for people to use and for businesses to operate, to reduce antisocial behaviour and reduce crime and the fear of crime.

Wick Farm & Lower Elsfield – Major Positive effects

A new settlement / urban extension would provide the opportunity to design a safe environment which could reduce and prevent antisocial behaviour, resulting in positive effects.

Mitigation: The negative effects identified above could be improved by the addition of mitigation, positive effects could also be enhanced. Ensure good quality urban design is

implemented and work with the local community. Work with Thames Valley police.

Likelihood: High Scale:

Localised Temp or perm: Perm

Timing: Short to long term

Significance of effect: Not significant.

3. To improve accessibility for everyone to health, education, recreation, cultural, and community facilities and services

Wick Farm – Minor Positive Effects

An urban extension could be developed over time in line with infrastructure delivery. An IDP would be produced, to ensure that infrastructure is provided in a timely fashion.

The proximity of Wick Farm to the established district centre of Headington (directly opposite on the other side of the A40) provides a range of community facilities, including retail, schools and medical facilities.

Barton approx. 1 mile from the site has some local scale retail, a community centre and school. Barton Park is a planned 800+ residential development adjacent to Wick Farm that will also provide health, education and community services. Therefore **Positive effects** are identified.

There are a number of PRow that cross the sites.

Mitigation/enhancement - The negative effects identified above could be improved by the addition of mitigation, positive effects could also be enhanced.

Integration with Barton is essential to avoid segregation. Produce an IDP to ensure that infrastructure is provided in a timely fashion.

Ensure improvements to service provision commensurate with any increases in population. Good phasing of development will be required.

Mix use development with a range of housing tenure is required, to improve the availability of larger dwellings.

Protect access to PRow.

A masterplan would need to be developed to encompass all mitigation recommendations.

Cumulative effects - If improvements to service provision is not provided, negative effects will occur especially when combined with the existing housing allocations. Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant.

Lower Elsfield - Minor Positive Effects

Barton is located approx. 3 miles south east of Elsfield has some local scale retail, a community centre and school. Barton Park is a planned 800+ residential development adjacent to Wick Farm that will also provide health, education and community services. Therefore, **Positive effects are identified.**

There are a number of PRow that cross the sites and the Oxford Greenbelt way borders the western boundary.

Mitigation/enhancement - The negative effects identified above could be improved by the addition of mitigation, positive effects could also be enhanced.

Integration with Barton is essential to avoid segregation. Produce an IDP to ensure that infrastructure is provided in a timely fashion.

Ensure improvements to service provision commensurate with any increases in population. Good phasing of development will be required.

Mix use development with a range of housing tenure is required, to improve the availability of larger dwellings.

Protect access to PRow.

A masterplan would need to be developed to encompass all mitigation recommendations.

Cumulative effects - If improvements to service provision is not provided, negative effects will occur especially when combined with the existing housing allocations. Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant

Analysis of the other 13 criteria can be found on the following link - http://www.southoxon.gov.uk/ccm/support/dynamic_serve.jsp?ID=691685320&CODE=06D7B7D923A2A173AD63CF2F4867499C

4. To maintain and improve people's health, well-being, and community cohesion and support voluntary, community, and faith groups.

Wick Farm – Minor Negative Effects

Lower Elsfield – Minor Negative Effects

5. To reduce harm to the environment by seeking to minimise pollution of all kinds especially water, air, soil and noise pollution.

Wick Farm – Minor Negative Effects

Lower Elsfield – Major Negative Effects

6. To improve travel choice and accessibility, reduce the need to travel by car and shorten the length and duration of journeys

Wick Farm – **Minor Positive** and **Minor Negative Effects**

Lower Elsfield – **Minor Positive** and **Major Negative Effects**

7. To conserve and enhance biodiversity

Wick Farm – **Uncertain** and **Minor Negative Effects**

Lower Elsfield – **Uncertain** and **Major Negative Effects**

8. To improve efficiency in land use and to conserve and enhance the district's open spaces and countryside in particular, those areas designated for their landscape importance, minerals, biodiversity and soil quality.

Wick Farm – **Major Negative Effects**

Lower Elsfield – **Major Negative Effects**

9. To conserve and enhance the district's historic environment including archaeological resources and to ensure that new development is of a high quality design and reinforces local distinctiveness

Wick Farm – **Minor Positive** and **Major Negative Effects**

Lower Elsfield – **Minor Positive** and **Major Negative Effects**

10. To seek to address the causes and effects of climate change by: a) securing sustainable building practices which conserve energy, water resources and materials; b) protecting, enhancing and improving our water supply where possible c) maximizing the proportion of energy generated from renewable sources; and d) ensuring that the design and location of new development is resilient to the effects of climate change

Wick Farm – **Minor Positive** and **Minor Negative Effects**

Lower Elsfield – **Minor Positive** and **Major Negative Effects**

11. To reduce the risk of, and damage from, flooding.

Wick Farm – **Minor Negative Effects**

Lower Elsfield – **Major Negative Effects**

12. To seek to minimise waste generation and encourage the reuse of waste through recycling, compost, or energy recovery

Wick Farm – **Minor Negative Effects**

Lower Elsfield – **Minor Negative Effects**

13. To assist in the development of: e) high and stable levels of employment and facilitating inward investment; f) a strong, innovative and knowledge based economy that deliver high value-added, sustainable, low-impact activities; g) small firms, particularly those that maintain and enhance the rural economy; and h) thriving economies in market towns and villages

Wick Farm – **Minor Positive Effects**

Lower Elsfield – **Minor Positive Effects**

14. To support the development of Science Vale as an internationally recognised innovation and enterprise zone by: a. attracting new high value businesses; b. supporting innovation and enterprise; c. delivering new jobs; d. supporting and accelerating the delivery of new homes; and e. developing and improving infrastructure across the Science Vale area.

No Direct Impact

16. To encourage the development of a buoyant, sustainable tourism sector

Wick Farm – **Minor Positive Effects**

Lower Elsfield – **Minor Positive Effects**

17. Support community involvement in decisions affecting them and enable communities to provide local services and solutions.

Wick Farm – **Major Positive Effects**

Lower Elsfield – **Major Positive Effects**

APPENDIX 19. NEIGHBOURHOOD PLAN - INITIAL PARISH SURVEY

METHODOLOGY

The survey was delivered to every household in the Parish of Beckley and Stowood, was publicised in the Beckley Newsletter, which was also delivered to every household and by e-mail by the Parish Council was available on line on The Beckley and Stowood web site.

RESULTS

56 (22%) households of the 250 in the Parish participated in the survey. The participants and their answers have been anonymised as some of the questions are personal. Of the 56 households who responded 6 were from Wick Farm, 4 from Stowood and the rest from Beckley.

The detailed results and analysis for each question can be in detailed results section that follows.

The Population of Beckley and Stowood

The population of the Parish mainly consists of older age groups 28% 60-69 and 52% 45-49. 82% had no children in the household and the small number with children had 1-3 children. The children's ages ranged between pre-school and 18 years with the highest proportion being between 11-16, but the total numbers were very small.

Consequently 46% of households consisted of only two people. Over 51% of respondents had lived in Beckley parish for 21 to over 30 years.

Services

Being a rural parish only the main part of Beckley village is served by mains drainage, which was put in a few years ago. 42% of respondents were not on mains drainage.

The Parish also does not have main gas and so a variety of the fuel is used, the most popular being oil, followed by wood and LPG, although heat pumps are the next most common heat source. Many households use a number of different types of fuel. If main gas were available 36% highly likely to want to use it.

Housing

Although the majority of households have 1 or 2 residents 45% of houses have 4 bedrooms with 66% having 4 bedrooms or more.

Asked about their intention to move house in the next 5-10 years 71% had no plans to do so. The 10% who said they might move of these 20% said their house was too large. 7% too small, 13% wanted to live independently 7% wanted to live closer to relatives. Most were trying to downsize either house or garden, which reflects the ages of the respondents. 7% felt their

house too small. If moving the ideal sized house for 35% of those who responded was 2 bedrooms, 29% 3 bedrooms and the same percentage with 4 bedrooms.

Asked about the provision of affordable housing 96% did not want it and only 2 respondents [3.6% wanted affordable housing and only 1 person wanted housing with support services provided.

Future Development for the Parish

39% of respondents agreed that there could be development on carefully chosen sites outside the Conservation Area. 32% said the Parish needed more specialist and low cost housing, which is in conflict with the last answers, about affordable housing, but it is possible that 'affordable' housing has negative connotations. 30% thought the Parish should take its fair share of at least 5% more houses (which would mean 13 in total), however 27% said there should be no more development and 23% thought the Parish needed more specialist housing to meet the aging population.

Aspirations for the Next 15 Years

43% of respondents would like to attract younger people to the Parish and as the age profile is older this would change the complexion. 30% would like more small houses with 21% wanting more bungalows and houses suitable for the elderly. 21% wanted more mixed housing while 27% thought it should remain as it is. Although aspirations are clearly mixed there is a clear wish to attract more young people, while providing more mixed housing, including smaller homes for older people.

Importance of the Green Belt

There was considerable support for the Green Belt and its purposes, particularly in protecting the Parish from being part of Oxford City. 71% felt that older buildings such as barns should be developed and 52% sensible infilling. Although 20% felt that there should be no development at all in the Green Belt, which as the whole Parish is 'washed over' by the Green Belt would mean no development whatsoever.

Employment

Numbers of respondents in employment numbers were reasonably split with 37% of households were none were employed to 27% were one was and 34% were two were. This reflects the older age profile of respondents.

A large proportion of people work at home, every day, while others work from home on some days, 2 or 4 days per week being the most popular. Otherwise the most popular way to commute is by car or car and train. The average commute was very small 5-10 miles being the most popular, but most do not.

Apart from commuting, apart from visitors, other local traffic is connected with the school run. Most children cycle to school [37.5%] or are taken by car [25%] or coach [25%]. The journeys to school are quite short for most it was only 5-10 miles.

Issues for the Neighbourhood Plan

A list of issues for the neighbourhood Plan were identified in the initial public meeting and views were sought about this original list and the answers ranked.

The most important issue for the Neighbourhood Plan was preservation of the Green Belt [84%], since there had been a number of threats to build on Wick Farm and other fields south of the B4027.

This was closely followed by keeping the pub [71%] and protecting the views from the village [59%].

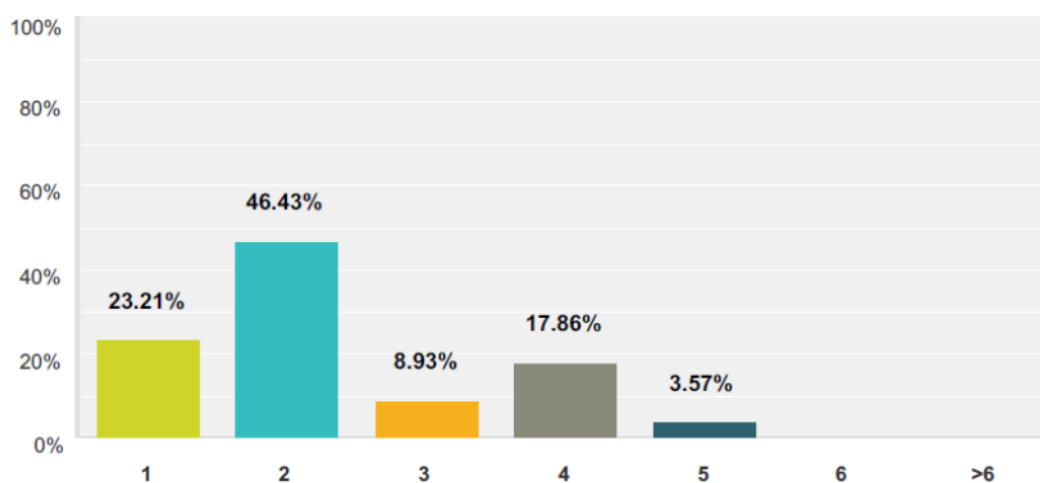
Design and planning, where to build, mixed housing and social/affordable housing were also high in the ranking and are issues that the Neighbourhood Plan can address.

Buses, traffic etc. are issues that the Plan cannot address, but could try to help alleviate with design and site criteria.

DETAILED RESPONSES

Q2 What is the total number of people in your household? Please tick below

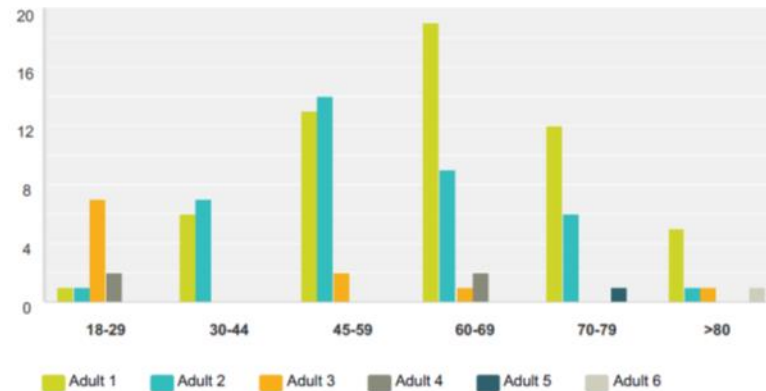
Answered: 56 Skipped: 0



The 46% of households consisted of 2 people, the highest proportion, followed closely by single households and then those with four people. The Parish has few households with 3 or more people with approximately 70% of households having one or two people.

Q3 In which age group are the adults in your household?

Answered: 56 Skipped: 0

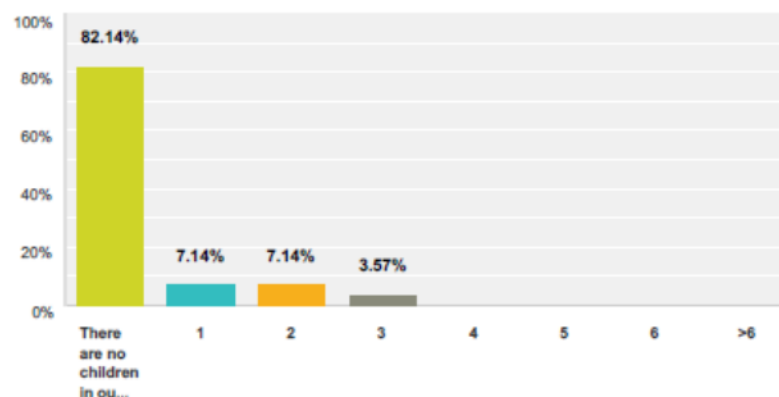


	Adult 1	Adult 2	Adult 3	Adult 4	Adult 5	Adult 6	Total
18-29	9.09% 1	9.09% 1	63.64% 7	18.18% 2	0.00% 0	0.00% 0	11
30-44	46.15% 6	53.85% 7	0.00% 0	0.00% 0	0.00% 0	0.00% 0	13
45-59	44.83% 13	48.28% 14	6.90% 2	0.00% 0	0.00% 0	0.00% 0	29
60-69	61.29% 19	29.03% 9	3.23% 1	6.45% 2	0.00% 0	0.00% 0	31
70-79	63.16% 12	31.58% 6	0.00% 0	0.00% 0	5.26% 1	0.00% 0	19
>80	62.50% 5	12.50% 1	12.50% 1	0.00% 0	0.00% 0	12.50% 1	8

The highest age group is 60-69 [28%], followed by the 45-59 [26%] year olds. There are few younger people. This is significant when looking at housing needs and also reflects the number in each household in the previous question.

Q4 What is the total number of children in your household under 18? Please tick below.

Answered: 56 Skipped: 0

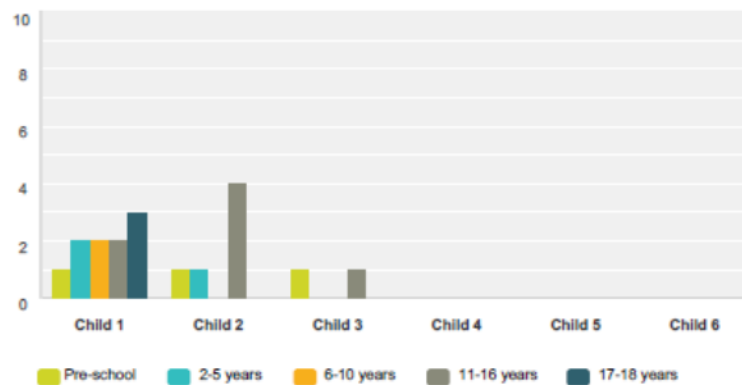


Answer Choices	Responses	
There are no children in our household	82.14%	46
1	7.14%	4
2	7.14%	4
3	3.57%	2
4	0.00%	0
5	0.00%	0
6	0.00%	0
>6	0.00%	0
Total		56

As would be expected from the previous answers 82% of households had no children in the household.

Q5 In which age group are the children in your household?

Answered: 10 Skipped: 46



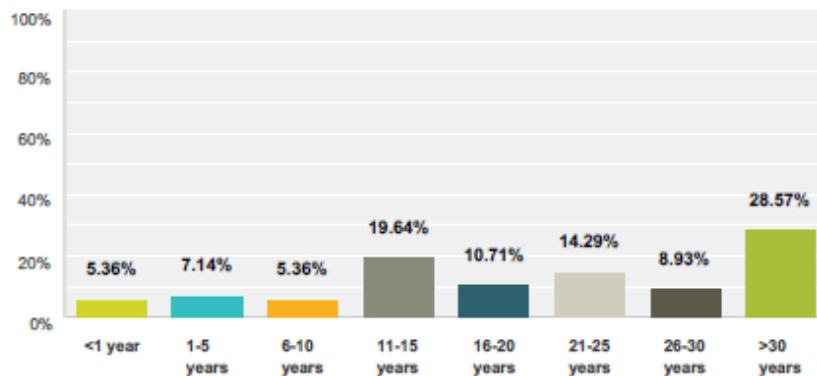
	Pre-school	2-5 years	6-10 years	11-16 years	17-18 years	Total
Child 1	10.00% 1	20.00% 2	20.00% 2	20.00% 2	30.00% 3	10
Child 2	16.67% 1	16.67% 1	0.00% 0	66.67% 4	0.00% 0	6
Child 3	50.00% 1	0.00% 0	0.00% 0	50.00% 1	0.00% 0	2
Child 4	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0
Child 5	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0
Child 6	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0

Of the 18 children in households which responded the ages were spread, with the highest number in the 11 to 16 age group, but from a very low number.

%	
10	Preschool – 3 [17%]
12	
26	2-5 yrs - 3 [17%]
28	
17	6-10 yrs – 2 [11%]
7	11-16 yrs -7 [39%]
	17-18 yrs - 3 [17%]

Q6 How long have you lived in Beckley and Stowood Parish?

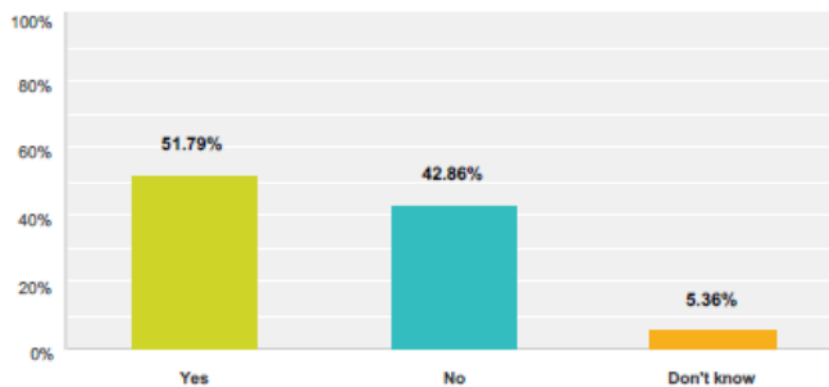
Answered: 56 Skipped: 0



Most had lived in Beckley for a long time with over 51% living in Beckley and Stowood Parish for 21->30 years. It is obviously a popular village where people want to stay, hence the old age range of the residents.

Q7 Is your house on mains drainage?

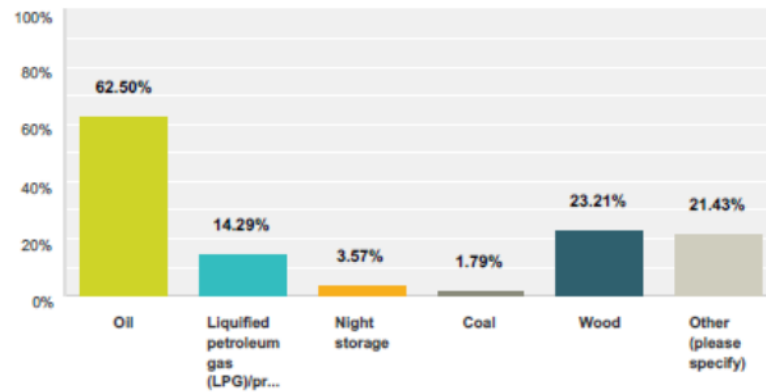
Answered: 56 Skipped: 0



A few years ago, the middle parts of the village of Beckley were put on mains drainage. The outer areas of the Parish are still not connected.

Q8 What fuel do you use for heating?

Answered: 56 Skipped: 0



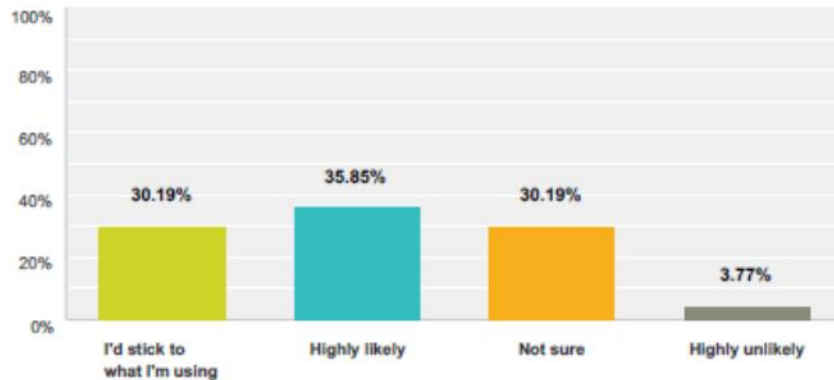
Answer Choices	Responses	
Oil	62.50%	35
Liquefied petroleum gas (LPG)/propane	14.29%	8
Night storage	3.57%	2
Coal	1.79%	1
Wood	23.21%	13
Other (please specify)	21.43%	12
Total Respondents: 56		

#	Other (please specify)
1	Electricity occasionally
2	air source heat pump
3	no answer
4	Ground Source Heat
5	Not yet built - wood
6	Electric
7	about to switch from oil to ground source heat pump
8	solar panel power
9	ground source heat pump
10	Air Source Heat Pump
11	Electric airsource heat pump, solar pvs & solar thermal
12	Ground Source Heat Pump

Along with the lack of mains drainage outside the village centre there is no mains gas either. 63% use oil, 23% wood, 14% LPG and remaining 21% using other use a variety of energy sources – see list above.

Q9 If mains gas were available at a reasonable cost how likely would you be to use it?

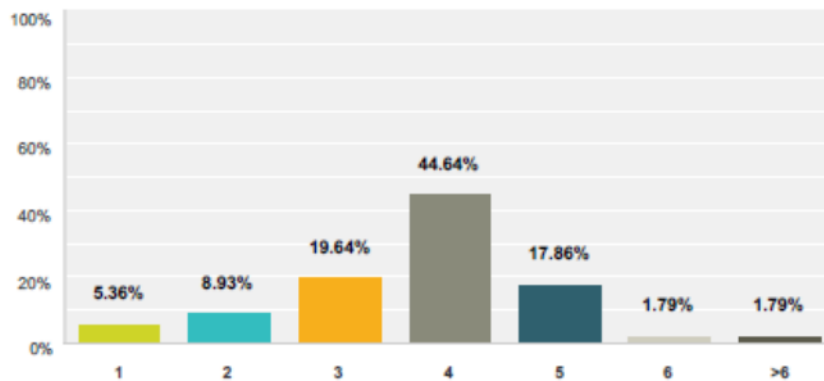
Answered: 53 Skipped: 3



Asked if mains gas were available how likely they were to use it 36% said they were highly likely, 30% weren't sure and 30% said they would stick to what they were using. There is a mains gas line parallel to the B4027 across the fields approximately ½ mile from Stowood.

Q10 How many bedrooms does your home currently have?

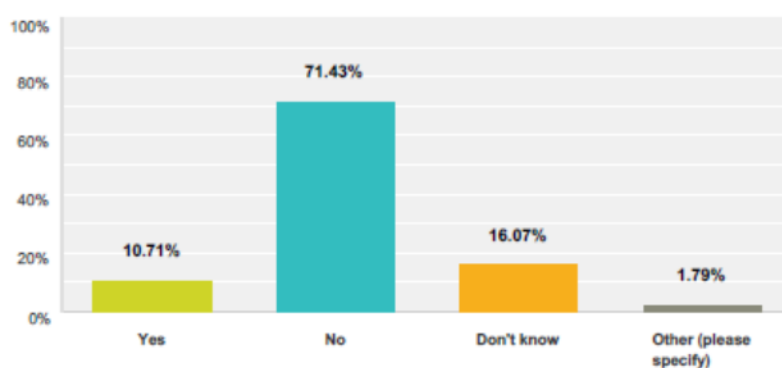
Answered: 56 Skipped: 0



In trying to assess housing need it was useful to assess the size of current houses by the number of bedrooms. Although the majority of households have 1 or 2 residents 45% of houses have 4 bedrooms with 66% having 4 bedrooms or more.

Q11 Do you or anyone in your household have any plans to move house in the next 5-10 years?

Answered: 56 Skipped: 0

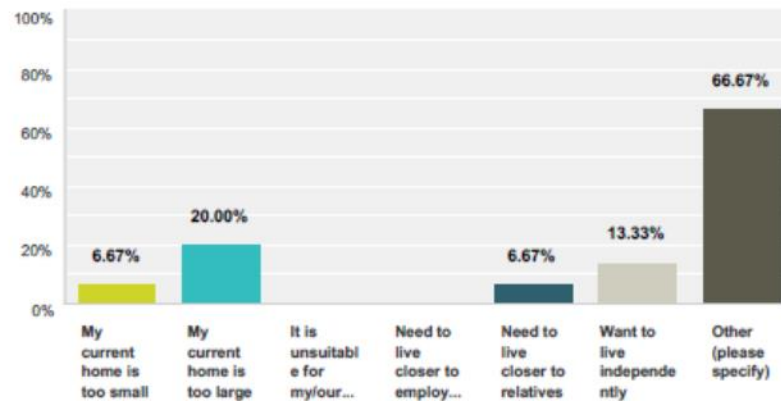


Answer Choices	Responses	
Yes	10.71%	6
No	71.43%	40
Don't know	16.07%	9
Other (please specify)	1.79%	1
Total		56

In trying to assess housing need residents were asked if they intended to move house in the next 5-10 years. 71% said 'no' only 10% said 'yes'. This reflects earlier answers on the years they had lived in the Parish. When people come to live in the Parish they don't want to leave. Also, the older age profile makes moving more unlikely.

Q12 Please give the reasons why you may want to move. Please tick as many boxes as apply.

Answered: 15 Skipped: 41



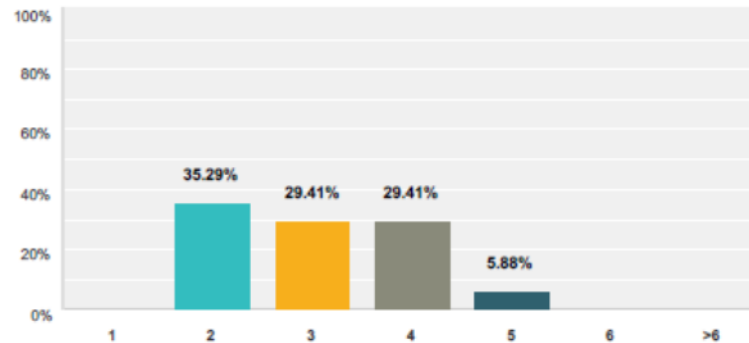
Answer Choices	Responses
My current home is too small	6.67% 1
My current home is too large	20.00% 3
It is unsuitable for my/our physical needs	0.00% 0
Need to live closer to employment	0.00% 0
Need to live closer to relatives	6.67% 1
Want to live independently	13.33% 2
Other (please specify)	66.67% 10
Total Respondents: 15	

#	Other (please specify)	Date
1	My son will want to live independently	10/10/2016 6:31 PM
2	Garden too large	10/10/2016 1:25 PM
3	May move to follow new employment opportunity	10/9/2016 10:23 AM
4	Garden too large	10/9/2016 9:42 AM
5	Once we are not able to drive	10/8/2016 5:59 PM
6	House awaiting planning consent	10/8/2016 4:13 PM
7	The fallout of the Brexit referendum might cause us to emigrate	6/30/2016 11:19 PM
8	Depends on our physical health, but may need to move to more suitable accommodation in due course	6/27/2016 8:57 PM
9	TOO MANY HOUSES BEING BUILD CLOSE BY.	6/20/2016 4:36 PM
10	Would like not to be dependant on car	6/14/2016 11:36 AM

Of the few respondents 20% said their house was too large. 7% too small, 13% wanted to live independently 7% wanted to live closer to relatives and of other reasons there were concerns about continuing to manage their garden and being able to drive when older.

**Q13 If you plan to move what would be the ideal house size you would like to move to?
Please indicate how many bedrooms by ticking below.**

Answered: 17 Skipped: 39

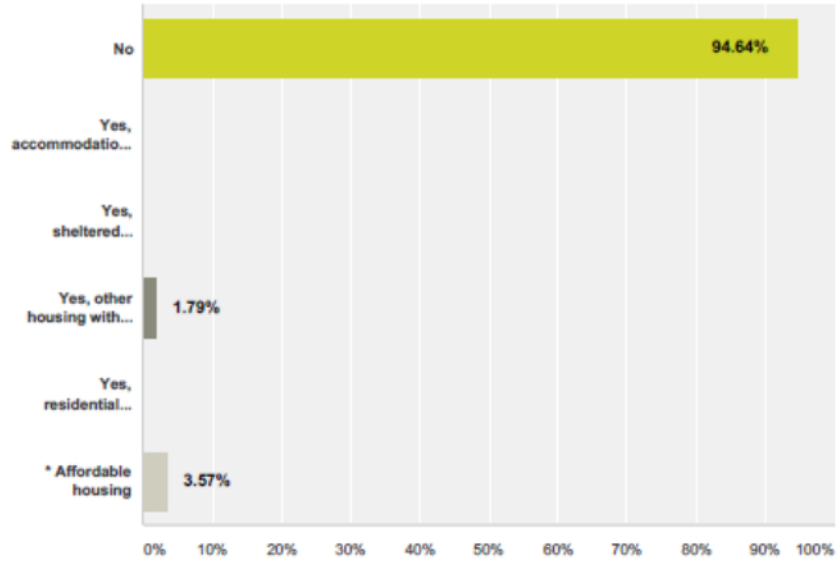


Answer Choices	Responses
1	0.00% 0
2	35.29% 6
3	29.41% 5
4	29.41% 5
5	5.88% 1
6	0.00% 0
>6	0.00% 0
Total	17

Many wanted to reduce the size of their house if they moved. From the previous answers to question 10 – “Although the majority of households have 1 or 2 residents 45% of houses have 4 bedrooms with 66% having 4 bedrooms or more. “The responses show 35% want a 2-bedroomed house, 29% 3-bedroomed and 29% 4-bedroomed.

Q14 Does anyone in your household or connected with you want to move to live in the Parish and need affordable or specialised housing?*(The government defines affordable housing as “social rented, affordable rented and intermediate housing provided to specified eligible households whose needs are not met by the market”.)

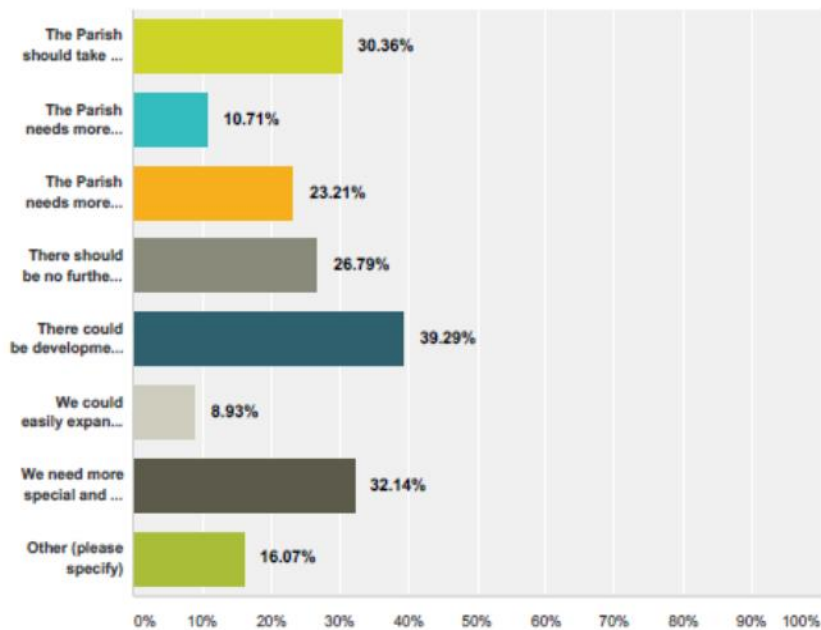
Answered: 56 Skipped: 0



Answer Choices	Responses	
No	94.64%	53
Yes, accommodation on the ground floor	0.00%	0
Yes, sheltered housing with support services provided	0.00%	0
Yes, other housing with support services provided	1.79%	1
Yes, residential care	0.00%	0
* Affordable housing	3.57%	2
Total		56

Q15 Beckley and Stowood Parish, including Wick Farm, is within the Green Belt and has no imposed development by South Oxfordshire District Council [SODC] for additional housing. However, in the new SODC Local Plan all smaller villages such as Beckley will have an expected additional development of 5% as their contribution to the local housing need. What are your feelings about additional development in the Parish. Please tick all that apply.

Answered: 56 Skipped: 0



Answer Choices	Responses
The Parish should take its fair share and build at least 5% more houses	30.36% 17
The Parish needs more housing to meet current needs	10.71% 6
The Parish needs more specialist housing to meet an ageing population	23.21% 13
There should be no further development	26.79% 15
There could be development as long as the site was carefully chosen outside the conservation area	39.29% 22
We could easily expand housing	8.93% 5
We need more special and low cost housing	32.14% 18
Other (please specify)	16.07% 9
Total Respondents: 56	

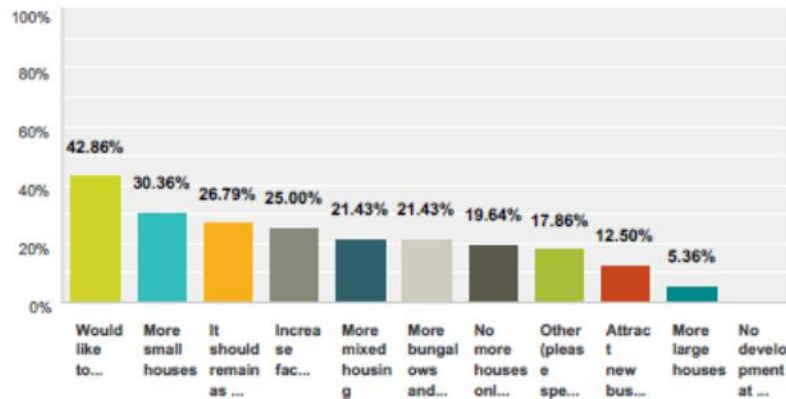
39% of respondents agreed that there could be development on carefully chosen sites outside the Conservation Area. 32% said the Parish needed more specialist and low cost housing, which is slightly in conflict with the last answers. 30% thought the Parish should take its fair share of at least 5% more houses [13], however 27% said there should be no more development and 23% thought the Parish needed more specialist housing to meet the aging population.

Other comments are given below.

#	Other (please specify)
1	Except for agricultural no residential buildings in green belt
2	Sceptical about recent planning permissions e.g. Woodperry Road - corner of Bungalow Close and other plots exploited for development, more squeezed
3	attention needs to be paid to the effect of more housing on local roads, particularly access to the Headington roundabout via the Bayswater Road - already a risk of queues at rush hour
4	no answer
5	No building in the Green Belt
6	or sensitive development within conservation area
7	the % increase should match similar villages
8	we need to preserve the number of special and low cost housing units we now have
9	The village could allow infill and replacement development with modest sized housing to facilitate downsizing and younger purchasers. This should only be done without detriment to the existing character and amenity of the village.

Q16 How would you like the parish to develop over the next 15 years? Please tick all that apply. (There will be a future consultation on the design.)

Answered: 56 Skipped: 0



Answer Choices	Responses	
Would like to attract younger/more mixed age groups	42.86%	24
More small houses	30.36%	17
It should remain as it is	26.79%	15
Increase facilities	25.00%	14
More mixed housing	21.43%	12
More bungalows and houses suitable for the elderly	21.43%	12
No more houses only modifications to existing houses	19.64%	11
Other (please specify)	17.86%	10
Attract new businesses and jobs	12.50%	7
More large houses	5.36%	3
No development at all including extensions and modifications	0.00%	0
Total Respondents: 56		

43% of respondents would like to attract younger people to the Parish and as the age profile is older this would change the complexion. 30% would like more small houses with 21% wanting more bungalows and houses suitable for the elderly. 21% wanted more mixed housing while 27% thought it should remain as it is. Although aspirations are clearly mixed there is a clear wish to attract more young people, while providing more mixed housing, including smaller homes for older people.

Other answers are listed below

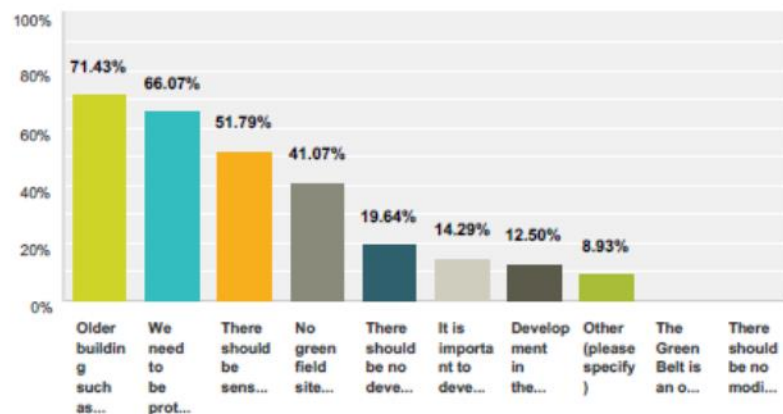
- Very limited development
- Now too old to say more - potential disqualification by virtue of age hence reticence?
- Shop
- A balance of small and large houses
- Keep the village pub, increase facilities depends what they are
- Not sure what mixed housing means. About new businesses: depends what they are!

- I would like Beckley to move into the future preserving its story and ethos from the past
- Some low-cost housing for people with local connections only

As 15 above; Dwelling type to suit demand but no "affordable nor specialised housing"

Q17 Beckley and Stowood is entirely in Green Belt. Green Belt serves five purposes: to check the unrestricted sprawl of large built-up areas; to prevent neighbouring towns merging into one another; to assist in safeguarding the countryside from encroachment; to preserve the setting and special character of historic towns; and to assist in urban regeneration, by encouraging the recycling of derelict and other urban land. What are your views on the Green Belt. Please tick all that apply.

Answered: 56 Skipped: 0



Answer Choices	Responses
Older building such as barns in the Green Belt should be allowed to be developed as housing or business premises to preserve them	71.43% 40
We need to be protected from being part of Oxford City	66.07% 37
There should be sensible infilling in the Green Belt, only if there are houses or buildings on each side	51.79% 29
No green field sites should be developed within the Green Belt	41.07% 23
There should be no development in the Green Belt whatsoever	19.64% 11
It is important to develop new business premises and local jobs	14.29% 8
Development in the Green Belt should be allowed outside the conservation area only	12.50% 7
Other (please specify)	8.93% 5
The Green Belt is an old fashioned concept and development should be allowed anywhere to meet housing needs	0.00% 0
There should be no modification or extension to any buildings in the Green Belt	0.00% 0
Total Respondents: 56	

The answers are very clear. There was considerable support for the Green Belt and its purposes, particularly in protecting the Parish from being part of Oxford City. 71% felt that older buildings such as barns should be developed and 52% sensible infilling. Although 20%

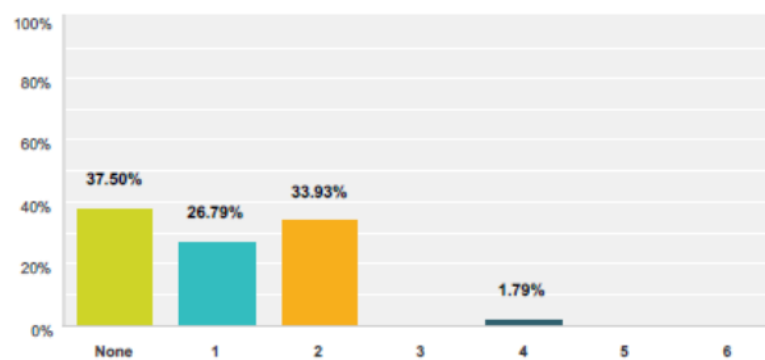
felt that there should be no development at all in the Green Belt, which as the whole Parish is 'washed over' by the Green Belt would mean no development whatsoever.

The 'other' answers are listed below.

#	Other (please specify)
1	We need a careful reduction of the Green Belt
2	aPPROPRIATE EXTENSIONS SHOULD BE CONSIDERED/ALLOWED- PERIOD STYLES AND MATERIALS - PRIORITY GIVEN TO RESIDENTS RATHER THAN DEVELOPERS
3	brownfield sites & infilling
4	Many of these questions are very ambiguous
5	we need to move into the future recognizing and protecting the Green Belt concept

Q18 How many adult members of your household are in employment or running a business, part or full time?

Answered: 56 Skipped: 0

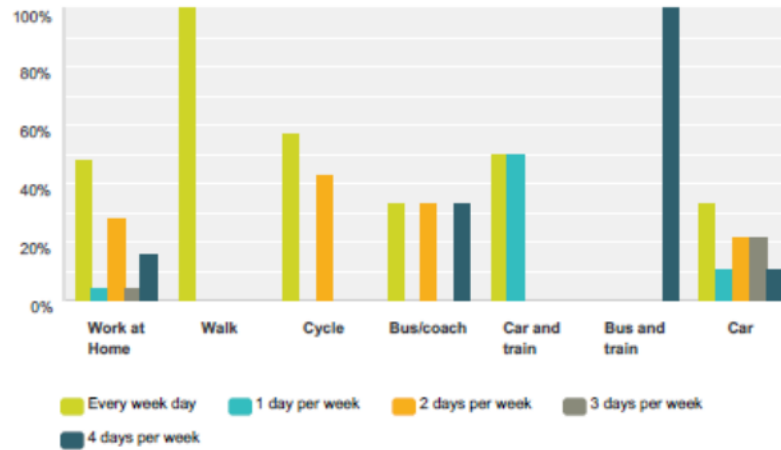


Answer Choices	Responses	
None	37.50%	21
1	26.79%	15
2	33.93%	19
3	0.00%	0
4	1.79%	1
5	0.00%	0
6	0.00%	0
Total		56

Numbers of respondents in employment numbers were reasonably split with 37% of households were none were employed to 27% were one was and 34% were two were. This reflects the older age profile of respondents.

Q19 How do those who work commute?

Answered: 34 Skipped: 22



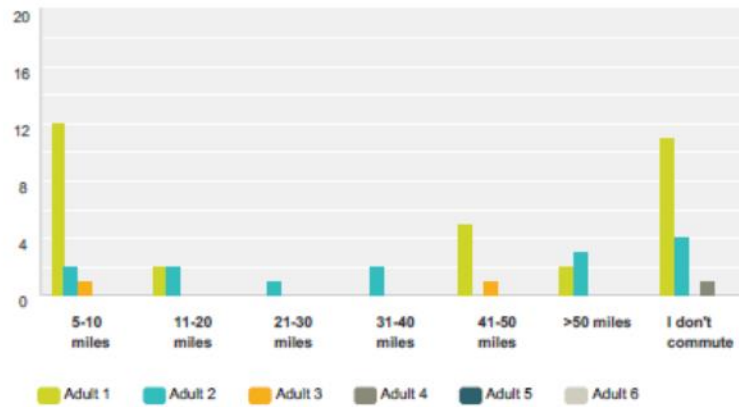
	Every week day	1 day per week	2 days per week	3 days per week	4 days per week	Total
Work at Home	48.00% 12	4.00% 1	28.00% 7	4.00% 1	16.00% 4	25
Walk	100.00% 2	0.00% 0	0.00% 0	0.00% 0	0.00% 0	2
Cycle	57.14% 4	0.00% 0	42.86% 3	0.00% 0	0.00% 0	7
Bus/coach	33.33% 1	0.00% 0	33.33% 1	0.00% 0	33.33% 1	3
Car and train	50.00% 3	50.00% 3	0.00% 0	0.00% 0	0.00% 0	6
Bus and train	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 1	1
Car	33.33% 6	11.11% 2	22.22% 4	22.22% 4	11.11% 2	18

A large proportion of people work at home, every day, while others work from home on some days, 2 or 4 days per week being the most popular.

Otherwise the most popular way to commute is by car or car and train.

Q20 How far do you commute to work each way?

Answered: 34 Skipped: 22

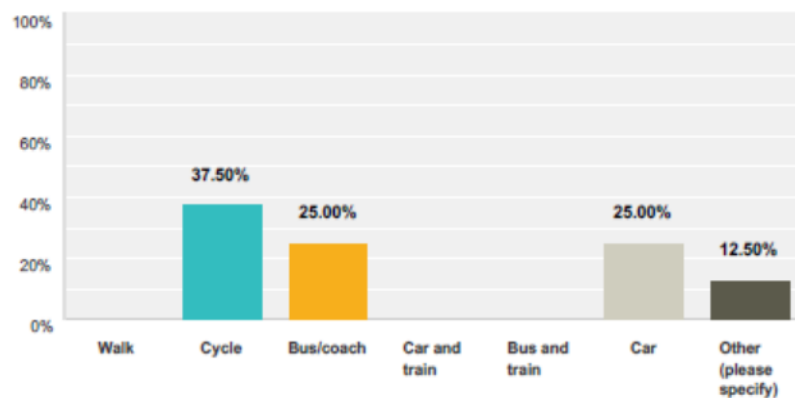


	Adult 1	Adult 2	Adult 3	Adult 4	Adult 5	Adult 6	Total
5-10 miles	80.00% 12	13.33% 2	6.67% 1	0.00% 0	0.00% 0	0.00% 0	15
11-20 miles	50.00% 2	50.00% 2	0.00% 0	0.00% 0	0.00% 0	0.00% 0	4
21-30 miles	0.00% 0	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	1
31-40 miles	0.00% 0	100.00% 2	0.00% 0	0.00% 0	0.00% 0	0.00% 0	2
41-50 miles	83.33% 5	0.00% 0	16.67% 1	0.00% 0	0.00% 0	0.00% 0	6
>50 miles	40.00% 2	60.00% 3	0.00% 0	0.00% 0	0.00% 0	0.00% 0	5
I don't commute	68.75% 11	25.00% 4	0.00% 0	6.25% 1	0.00% 0	0.00% 0	16

The most popular length of commute was only 5-10 miles [31%], but most do not commute [33%].

Q21 How do your children get to school each day?

Answered: 8 Skipped: 48



Answer Choices	Responses
Walk	0.00% 0
Cycle	37.50% 3
Bus/coach	25.00% 2
Car and train	0.00% 0
Bus and train	0.00% 0
Car	25.00% 2
Other (please specify)	12.50% 1
Total	8

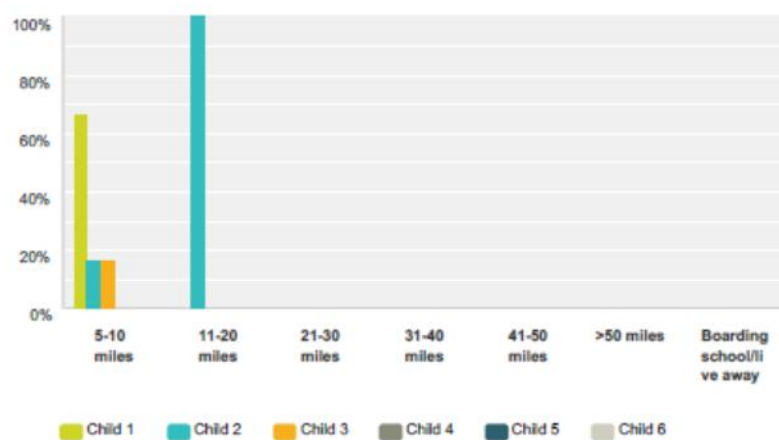
%
31
8
2
4
12
10
33

#	Other (please specify)
1	Mixture of Car / Cycle / Walk

Most children cycle to school [37.5%] or are taken by car [25%] or coach [25%].
One has a mixture.

Q22 How far do your children travel to school each day each way?

Answered: 6 Skipped: 50

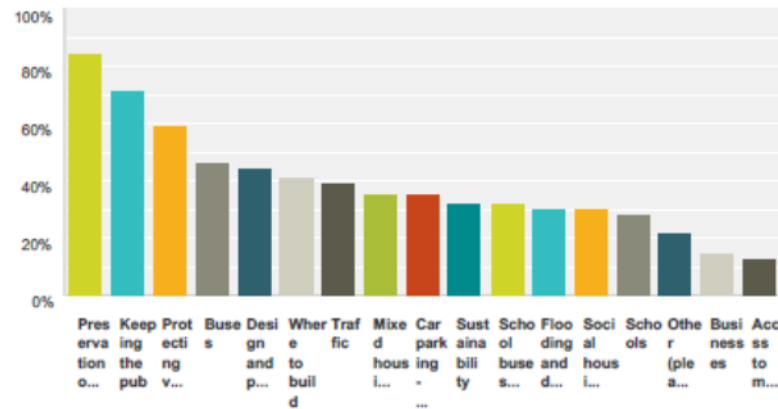


	Child 1	Child 2	Child 3	Child 4	Child 5	Child 6	Total
5-10 miles	66.67% 4	16.67% 1	16.67% 1	0.00% 0	0.00% 0	0.00% 0	6
11-20 miles	0.00% 0	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	1
21-30 miles	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0
31-40 miles	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0
41-50 miles	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0
>50 miles	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0
Boarding school/live away	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0

There are only 7 children included in this response and 6 of these travelled only 5-10 miles to school, the remaining one, between 11-20 miles.

Q23 A number of issues have been identified to be included in the neighbourhood Plan. Please could you indicate the most important to you and add others not already included below.

Answered: 56 Skipped: 0



Answer Choices	Responses
Preservation of the Green Belt	83.93% 47
Keeping the pub	71.43% 40
Protecting views from the village	58.93% 33
Buses	46.43% 26
Design and planning	44.64% 25
Where to build	41.07% 23
Traffic	39.29% 22
Mixed housing – (housing for those who wish to downsize and remain in the village)	35.71% 20
Car parking - school, RSPB	35.71% 20
Sustainability	32.14% 18
School buses and buses	32.14% 18
Flooding and drainage	30.36% 17
Social housing/ affordable housing	30.36% 17
Schools	28.57% 16
Other (please specify)	21.43% 12
Businesses	14.29% 8
Access to main gas	12.50% 7
Total Respondents: 56	

The most important issue for the Neighbourhood Plan was preservation of the Green Belt [84%], since there had been a number of threats to build on Wick Farm and other fields south of the B4027.

This was closely followed by keeping the pub [71%] and protecting the views from the village [59%].

Design and planning, where to build, mixed housing and social/affordable housing were also high in the ranking and are issues that the Neighbourhood Plan can address.

Buses, traffic etc. are issues that the Plan cannot address, but could help alleviate with design and site criteria.

Other issues mentioned are listed below -

#	Other (please specify)
1	Safe cycle routes
2	Eco Housing designed within its environment
3	All but disqualified by age to express view of future
4	Ref. Design and Planning. There has been a plethora of inappropriately designed houses in Woodperry Road, which have spoilt the rural street scene. Planners should have architectural design skills to read and understand plans to prevent further carbuncles being built.
5	Main concern is the effect on traffic
6	Village hall being let to people and organisations outside our parish
7	Cars parked on the street by residents which have off-street space available causing erosion of verges
8	Relocation of the school to the village hall site
9	Protecting wildlife, such as Badgers and Bats
10	keep our rural & tranquil location as it is
11	Good facilities in the new village hall
12	new builds must be in character with the village ethos and story

APPENDIX 20. CRITERIA FOR DEVELOPMENT SITES

Beckley and Stood Parish lies completely within the Oxford Green Belt.

Green Belt serves five purposes:

1. to check the unrestricted sprawl of large built-up areas;
2. to prevent neighbouring towns merging into one another;
3. to assist in safeguarding the countryside from encroachment;
4. to preserve the setting and special character of historic towns; and
5. to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

The Neighbourhood Plan must comply with

- **Comply with national policy and guidance** (NPPF/NPPG National Planning Policy Framework and Planning Practice Guidance)
- **Help achieve sustainable development**
- **Comply with local strategic policy** (SODC Core Strategy, VWHDC List of strategic policies, Local Plan – Preferred Options 2032)
- **Be compatible with EU legislation** (HRA Habitat Regulations Assessment, ECHR European Convention on Human Rights)
- **Town and Country Planning Act 1990 Schedule 4B Paragraph 8** (Localism Act 2011 Schedule 10)

In the Local Plan Preferred Option 2032 Small villages increase in housing 5% i.e. 13 houses

The National Planning Practice Guidance States that -

A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- buildings for agriculture and forestry;
- provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
- **the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;**
- **the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;**
- **limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or**
- **limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.**

A Parish meeting was held on 10th October to decide what other criteria should be included in choosing development sites. After discussion and voting these were –

<u>Criteria</u>	<u>Votes</u>	
• Infilling	17 }	
• Infilling – not in green-field sites 1 or 2 plots – neighbourly	11 }	Similar
• Go slow [delay/do not move quickly on new developments]	17	
• Protecting views both to and from the village	16	
• Off-road parking [within the site for all household cars]	11 – design	
• Neighbourly – established scale	10 – design	
• Low eaves – sympathetic [design]	10 – design	
• Local stone	9 - design	
• Flooding	6	
• Gardens	5 – design	
• Smaller houses	5	
• Houses for local people	5	
• Accessibility	4 – design	
• Drainage	4	
• Limit enlargement of smaller houses	3	
• [Limit] paved areas and driveways	3	
• Protecting biodiversity	2	
• No building on the extremes of the plot	1	
• Protecting ecology	1	
• Lower housing density	0	
• Knock down big houses and build smaller ones	0	

Design – denotes criteria which should be included in design criteria as well or instead

G Camps-Walsh 18.10.16

Refined wording for Development Site Criteria–

Development Sites must –

- Infill in plots between or behind existing housing
- Views both to and from the village must be protected
 - No development on hill top or horizons which are visible
- Sufficient car parking must be available within the site so no parking of cars is necessary on roads i.e. the number of car parking spaces must be at least the same as the number of bedrooms
- A review of flood risk is required for all potential development sites
- Gardens are a very important feature in Beckley and provision of a garden in proportion to the house size is an important criterion
- Building in local stone is encouraged
- Minimising paved and hard standing areas is encouraged to minimise flooding and run off
- Building of smaller houses is encouraged to help to ensure that local people are able to downsize and stay in the village

APPENDIX 21. DESIGN CRITERIA SURVEY

POLICY

Development

The whole of the Parish lies within the Oxford Green Belt and consequently there is a general presumption **AGAINST** any significant development of any kind.

There are certain instances where exceptions to this may be considered, namely: -

1. Extensions to existing buildings (dwellings or other) up to an increase limited to [40%] of the original volume.
2. Rebuilding of physically or functionally obsolete buildings up to an increase limited to [40%] of the original volume.
3. Infilling of available space between existing buildings on the same frontage. We live in a rural area where space around buildings is the main ingredient of rural environment. Open spaces must be preserved especially if a new building is proposed and might obscure views out into the countryside and out of the village.
4. Conversion of obsolete agricultural or industrial buildings into dwellings. A high standard of design will be required for such proposals.
5. Building of small sized dwellings in the gardens of existing dwellings. Overlooking, noise and disturbance must be avoided. The design and scale must not dominate adjoining buildings.

Development in any of the above instances will also be subject to compliance with the Beckley Design Guide. (see below)

Proposals within the Conservation Area will in addition be subject to the SODC provisions applying

Environment

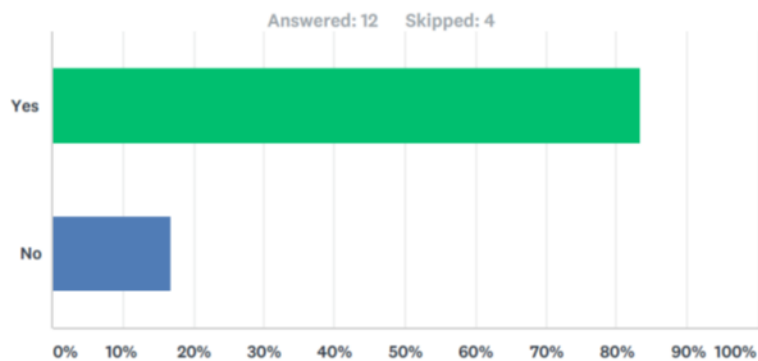
The Village draws much of its physical character from its rural location and from its Green Belt designation. This is of great value and should be strenuously preserved for the long term. Items of special note and worthy of protection are:-

1. The views from the village and from all the approach roads northwards over Otmoor and adjacent farmland.
2. The views into the village, particularly from the north, to the Church and Conservation Area.
3. The openness of the farmland and the associated groups of trees and hedgerows and other small fields, paddocks and large rear gardens.
4. Front gardens must be preserved and should not be taken up for the parking of vehicles
5. Power cables should be located underground, not overhead.
6. Additional street lighting will be discouraged.

QUESTION 1.

Do you agree with the criteria above? Yes

No



Answer Choices	Responses
Yes	83.33% 10
No	16.67% 2
Total	12

Individual Responses are listed below –

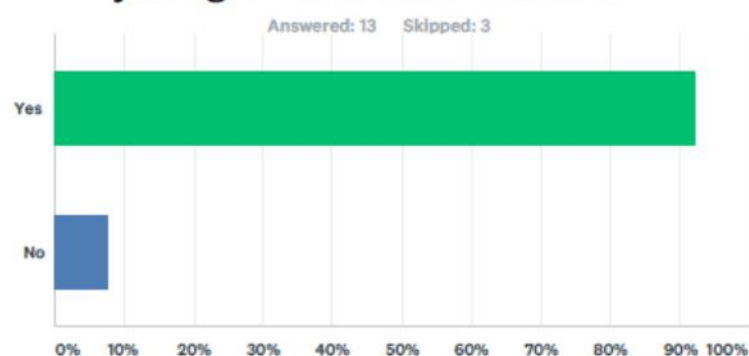
#	Please add any comments or additions here
1	There should be no new houses/large buildings built in the gardens of properties on Otmoor Lane, High Street, or Church Street.
2	However street car parking is very undesirable
3	Power cables exist above ground in the Woodperry Road. This is satisfactory for us. I am not aware of strong feelings about the need for them to be underground. The cost involved and the support for such work would need to be agreed by the residents in this part of the village
4	The quiet of the village, (except for the joyous sound of the children in the primary school, the birds and the bees) is one of its features not mentioned elsewhere and is one of its best.
5	Where a household has more than one car, surely it would be preferable that one of these cars is parked off the road (assuming there's parking space for one car on the premises) - lanes too narrow for cars to park on the roads.
6	I do not think that we should be so prescriptive about front gardens not being used for car parking as often this will not be feasible given the size and access to a plot.
10	There are elements that are impractical and will limit design and building structures to a one size fits all. The cost of stone is also more expensive and make it difficult for those other than anyone with a considerable income to afford to live in beckley due to the property costs. The draft guide is for smaller housing but this will inevitably increase vehicles. The High street sits within a hill making it difficult to contain any building without partly impacting on neighbours Flat roofs are unsightly but at the rear of a property can provide quality living space at an affordable price and reduce the impact to neighbours from pitched roofs.

Answers 7-9 were spam and nothing to do with the survey so are not included.

Q2 Which public views in the parish would you particularly like to protect? (Individual views e.g. from particular houses cannot be protected in planning) Please list them below

#	Responses
1	Views of the High Street and church in particular as well as ormoie should be protected
2	From Stowood to stoken church cutting M40 & Didcot, Church St across Otmoor, Common Road across Otmoor, Woodperry Raod to Brill
3	The view across the valley from one side of the village to the other. the view to the north over Otmoor and its surrounding villages
4	The openness surrounding the village hall is most enjoyable
5	View from the pub. View from Otmoor lane view to Otmoor from Woodperry road. View from the Village Hall.
6	Across Otmoor towards the North
7	The views from Common Road, from Woodperry Road, from the pub and from the bottom end of Church Street
8	View from the rear of the pub. View out onto the Otmoor to the left of Otmoor Lane as you're walking down it. View from the new Village Hall.
9	the view over Otmoor from the Woodperry Road.
10	views of Otmoor from Church st and Otmoor lane.
11	all the you have mentioned
12	Views around the Church and down Church Lane onto the moor

Q3 Traffic and Parking Developments which increase the quantity of traffic and car parking, particularly in the Village centre will not be encouraged. Grass verges on the road frontage of dwellings are an important feature of the village and should be protected, preserved and encouraged as far as possible. Do you agree with these criteria?



Answer Choices	Responses
Yes	92.31% 12
No	7.69% 1
Total	13

Individual Responses are listed below (although 5-7 are excluded as they are spam) –

#	Please add any comments or additions here
1	Parking within the grounds of the pub should be encouraged by pub users.
2	Traffic and parking would be eased for the vast majority of the village if the school was relocated to the Village Hall site. Such a vibrant and popular school would benefit from modern facilities, safety of parents and school children would be significantly improved and elements of the Village Hall could be used by the school when needed e.g. changing rooms for sport.
3	with proviso mentioned above about it being preferable to get cars off some of the really narrow roads.
4	Consideration should be given to parking limitations around the school
8	Agree with verges and paths as this creates a safer walking area for pedestrians If you want smaller houses an infill sites you will increase traffic within the village

Q4 Thinking about your favourite house in the village what design attributes would you like to see in future in new houses developed in the parish? Please add your comments below

#	Responses
1	Stone frontage if possible and not higher than two stories
2	pitched rooves - not flat, local stone or brick not cladding, 2 storey, some land & garden around the edges i.e. not fence to fence, hedging rather than fencing
3	They should be traditional in nature, so as to blend with the surrounding houses. They should not be so large and close to neighbouring properties that they dominate and overshadow their neighbours.
4	Stone and /or timber
5	Traditional stone walls
6	Stone built with plenty of space between buildings
7	Design attributes are created by a thorough understanding of site and context, and the requirements of the project i.e. a brief. Design of villages should be allowed to evolve, based on the evolution of people's requirements, and the evolution of building materials so that we don't get stuck in a chocolate box scenario of trying to recreate the past. So, for example, glass has now developed to such an extent that it can be used to produce highly efficient buildings. Solar panels help us to reduce our carbon footprint. In terms of local vernacular, cotswold stone is obviously an important historical aspect of the village, and there is some argument for seeing it's use continued and in supporting traditional crafts where feasibly possible, however I like to see this done in a contemporary way. Timber cladding is also reminiscent of some agricultural buildings, or barn-like buildings, and this can work well. However, I do also think there is room for people to consider creating a new vernacular that is dictated by our own century. For example, the village hall has used gabion walls to great effect, combining a traditional material (cotswold stone) in an unconventional and modern way. Similarly a small modern house up Sand Path has used timber cladding in a modern way. Also, planning permission has recently been granted for a small contemporary house behind a stone wall. Although the house is contemporary, it brings the history of the village into the design by recreating the idea of the stone walls that used to be a significant part of the village. I think that buildings that are intelligent in their concept, will have longevity, be interesting, and will sit well within the village.
8	The recent developments on Woodperry Rd are too big and over priced. We need to have a variety of folk in the village .. not just those who spend a million on a house.
9	Use of same stone and tiles.
10	Almost anything that doesn't look like it's meant for a seaside resort!
11	Traditional build with building heights which are in keeping with the local style
12	Not sure how this is relevant unless you are trying to re create a model village for filming. A village can be beautiful with the diversity and eclectic mix of residents who create unique spaces

Q5 Thinking about your least favourite house in the village what design attributes would you like to be avoided in future housing development? Please add your comments below

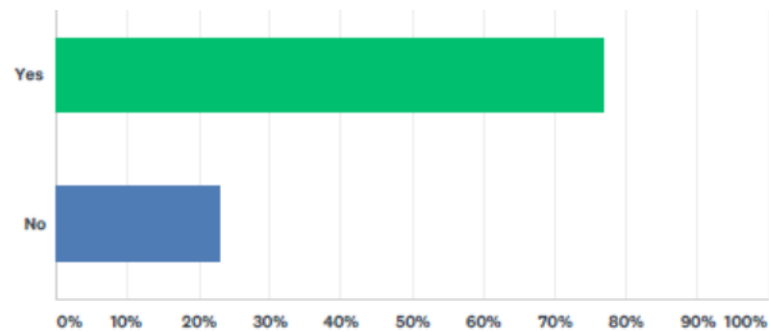
#	Responses
1	Too large a house on too small an area
2	flat rooves, pillars, 3 storey, little garden, cladding, fake stone, coloured walls
3	Red brick
4	Some houses are overly large & modern e.g. Woodperry Rdd
5	Obtrusive modernistic designs justified by eco properties
6	Avoid pillars and balconies, and oversize houses on small plots - house and garden should be proportionate
7	A vernacular that replicates an historical style that is totally out of context. Use of materials that are out of context. Lack of proportion. Poor design. Poor window to wall ratios. Inappropriate scale.
8	pebble dashed semi's
9	large out of character houses that do not fit with the rest. Modern design is good as long as it is sympathetic.
10	Grand Greek looking columns - and houses that appear to have more glass than house and houses with flat roofs.
11	New forms of non traditional construction
12	It is probably mine but again it's about the living design created. Having read your design principles if implemented will limit this property being improved into something that improves the village . It does not need to be stone to do this

Q 6. BECKLEY DESIGN GUIDE

In cases where an acceptable and reasonable case has been made for development the design of extensions and new buildings will be expected to comply with the following guide lines: -

1. No development will be permitted on any skyline in such a position where it is over dominant over its neighbours or detracts from the views into or out of the village.
2. Buildings should always be compatible with the size and character of their neighbours, and in the Conservation Area should generally be built of natural stone.
3. There must be at least 1.5m between any part of a building and the boundary with its neighbours.
4. Buildings should be restricted to a maximum height of 10m above the adjacent road
5. No building should be designed so that its height, massing and general scale is over dominant or intrusive over its neighbours.
6. Buildings should seek to preserve the daylighting, amenity and privacy of neighbours.
7. In all cases adequate off-road parking should be provided for residents
8. Generally, building materials of brick, rendered blockwork, timber or tile cladding and natural stone with roofs covering of tiles or slate will be accepted. uPVC and other synthetic cladding materials will be discouraged
9. Flat roofs are not regarded as being in character with the rural landscape and will generally be discouraged.
10. Large box type dormer windows with flat roofs will generally be discouraged.
11. Solar panels on roofs facing the main road frontage will not be welcomed.

12. Outside lighting on buildings should be fully shielded to direct light downwards to prevent light pollution

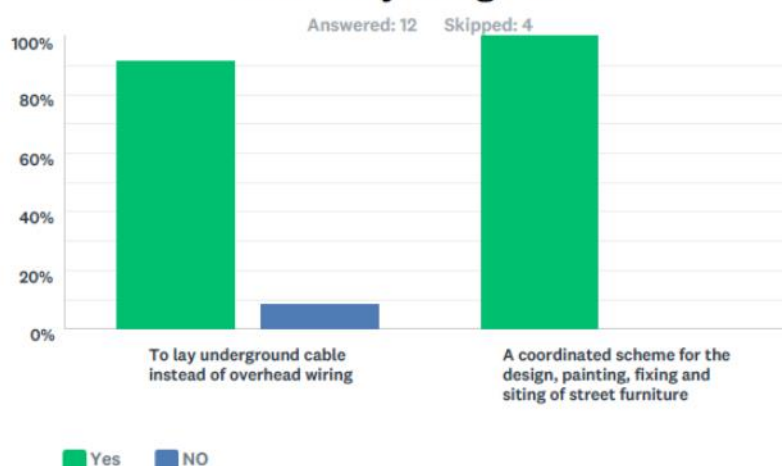


Answer Choices	Responses	
Yes	76.92%	10
No	23.08%	3
Total		13

Individual comments listed below minus spam answers.

#	Please add any comments or criteria here -
1	Except that re solar panels. They need to be on South facing roves and on any modern dwelling are just as beautiful as modern roofing!
2	Street parking should be limited to cars.
3	I don't agree that natural stone should be the main option for building materials. Although I appreciate you have qualified this with possible secondary options. I don't agree that flat roofs should be ruled out - they can work in certain circumstances. There appears to be no option available for a very contemporary building of outstanding design. In other planning areas, there are many outstanding contemporary and award winning buildings within conservation areas, and I don't believe it should necessarily be ruled out. Perception is an individual thing, and change can be contentious to some and only appreciated at a later date by future generations. If a building is of outstanding and innovative design, it would be unfortunate if this was blocked by the Parish Plan.
4	Keep the big developers out ... little imagination generally
5	if appropriate solar panels should be positioned where beneficial Also outside lighting requirements sound too rigorous

Q7 The Conservation Area Appraisal which includes Church Street, High Street and some of Otmoor Lane recommends replacing street furniture e.g. signs and laying cables underground as in SSJ. Some work has already been done on this. Do you agree ?-



	Yes	NO	Total	Weighted Average
To lay underground cable instead of overhead wiring	91.67% 11	8.33% 1	12	1.08
A coordinated scheme for the design, painting, fixing and siting of street furniture	100.00% 12	0.00% 0	12	1.00

Q8 Please add any other comments below and on behalf of the Neighbourhood Planning Steering Group thanks you very much for your help.

#	Responses
1	The village is one of the most beautiful in England with astonishing views and peace & quiet. It must remain that way.
2	I am in favour of preserving the character of the village, but do also think that there are benefits to careful and well planned developments, that reflect the era in which we live, and which will be recognisable to future generations as significant contributions to the development of our own building vernacular.
3	Go well. great job with which you are involved,.
4	Thank you for opportunity to comment.
5	Overall the policy should not encourage any more housing than required to fulfil our SODC allocation.
6	The standard SODC guidance sets out very sensible and pragmatic guidance which allows flexibility to attune with the site and then the area. This set of design principles only take into account creating a village with a standard design.

APPENDIX 22. PRE-EXAMINATION CONSULTATION

BECKLEY AND STOWOOD NEIGHBOURHOOD PLAN

REPORT ON PRE-SUBMISSION CONSULTATION 1.12.17-24.2.18

CONSULTEES

1. The Statutory Consultees

A list can be found in Appendix 1. These were all contacted by e-mail and a delivery and read receipt were requested. Their responses, where received are recorded in Appendices 2. and 3.

2. Residents of Beckley and Stowood Parish

In addition, the consultation was advertised to all residents of the Parish of Beckley and Stowood in the Beckley and Stowood Newsletter. This was delivered to every home in the Parish. The Plan was published on the Beckley and Stowood web site. Their responses, where received are recorded in Appendix 3.

3. Local Businesses and Organisation

Those identified in the Plan were contacted by e-mail and asked to response. In addition, a reminder e-mail was sent. Only 2 local businesses responded.

4. Others with Interests in the Parish

A list of non-resident land owners was requested from SODC. SODC refused due to the Data Protection Act, although did state that the information was available on the land registry web site. The Steering Group did not have the resources to search the land registry web site and so contacted the non-resident land owners about whom they were aware.

PUBLICITY FOR THE NEIGHBOURHOOD PLAN

The Neighbourhood Plan Pre-Submission Consultation was published on the Beckley and Stowood web site –

http://www.beckley-and-stowood-pc.gov.uk/?q=community/parish_council

There were a number of documents which are split onto 2 pages. The first page is the main report and summary and a link to the survey about it - <http://www.beckley-and-stowood-pc.gov.uk/?q=node/777> The second page is the Evidence Base containing appendices e.g. the detailed responses from consultations, reference documents and appraisals of the different areas in the Parish - <http://www.beckley-and-stowood-pc.gov.uk/?q=node/778>

There were also hard copies available of both the plan and questionnaire at the village hall and Abingdon Arms.

Responses were requested either on-line –

<https://www.surveymonkey.co.uk/r/BeckleyNPconsultation>

by e-mail or by post.

A public meeting was held at Beckley village on Tuesday 6th February at 8 p.m. and this was publicised in the Parish Newsletter, by poster on the parish noticeboards and by e-mail. Over 44 people attended.

The minutes for the meeting can be found in Appendix 5 and slides in Appendix 7.

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APPENDIX 1. STATUTORY CONSULTEE RESPONSES

BECKLEY AND STOWOOD NEIGHBOURHOOD PLAN PRE-SUBMISSION CONSULTATION 1.12.17-24.2.18

Statutory consultation bodies	Organisation	Email address	Sent	E-mail Delivered	E-mail Chased	Response date	Response Appendix Number
(a) where the local planning authority is a London borough council, the Mayor of London;	n/a						
(b) a local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority;	Oxfordshire County Council Update Local Planning Authority and neighbouring authority Update ward member(s) Update Town / Parish Council - neighbouring and within	lynette.hughes@oxfordshire.gov.uk	Sent 4.12.17	✓	21.2.18	23.2.18	2.1
	South Oxfordshire District Council	planning.policy@southoxon.gov.uk	Sent 4.12.17		21.2.18	14.2.18	2.2
	Vale of White Horse DC	Planning.policy@whitehorsedc.gov.uk	Sent 4.12.17	✓	21.2.18	NON E	
	Cherwell District Council	planning@cherwell-dc.gov.uk	Sent 4.12.17	✓	21.2.18	NON E	

	Launton & Otmoor Councillors	cllr.timothy.hallchurch@cherwell-dc.gov.uk	Sent 4.12.17	✓	21.2.18	NON E	
		cllr.simon.holland@cherwell-dc.gov.uk	Sent 4.12.17	✓	21.2.18	NON E	
		' cllr.david.hughes@cherwell-dc.gov.uk '	Sent 4.12.17	✓	21.2.18	NON E	
	Forest Hill & Holton Councillor	John Walsh (John.Walsh@southoxon.gov.uk)	Sent 4.12.17		21.2.18	NON E	
Local Parish Councils							
Islip		clerkislippc@hotmail.co.uk	Sent 4.12.17	✓	21.2.18	NON E	
Woodeaton		peter.hore@chem.ox.ac.uk	Sent 4.12.17		21.2.18	NON E	
Noke		nokeparishmeeting@gmail.com	Sent 4.12.17		21.2.18	IN ON LINE RESP ONSE S	
Elsfield		james.p@transitiongroup.co.uk	Sent 4.12.17		21.2.18	NON E	
SSJ		stantonstjohnnpc@gmail.com	Sent 4.12.17		21.2.18	23.2	2.3

			Sent 4.12 .17		21. 2.1 8		
Forest Hill		foresthillwithshotoverpc@gmail.com	Sent 4.12 .17		21. 2.1 8	NON E	
Horton cum Studley		hortoncumstudleyparishcouncil@gmail.com	Sent 4.12 .17		21. 2.1 8	NON E	
			Sent 4.12 .17		21. 2.1 8		
Oxford City Council		planning@oxford.gov.uk	Sent 4.12 .17	√	21. 2.1 8	NON E	
		-					
		-					
(c) the Coal Authority(1);	The Coal Authority	planningconsultation@coal.gov.uk	Sent 4.1 2.1 7	√	21. 2.1 8	NO NE	
(d) the Homes and Communities Agency(2);	Homes and Communities Agency	mail@homesandcommunities.co.uk	Sent 4.1 2.1 7	√	21. 2.1 8	NO NE	
(e) Natural England(3);	Natural England	consultations@naturalengland.org.uk	Sent 4.1 2.1 7	√	21. 2.1 8	23.2 .18	3.1

(f) the Environment Agency(4);	Environment Agency	planning_THM@environment-agency.gov.uk	Sent 4.1 2.1 7	v		10.1. 18	3.2
(g) the Historic Buildings and Monuments Commission for England	Historic England	e-seast@historicengland.org.uk	Sent 4.1 2.1 7		21. 2.1 8	23.2 .18	3.3
(h) Network Rail Infrastructure Limited (company number 2904587);	Network Rail	assetprotectionwestern@networkrail.co.uk	Sent 4.1 2.1 7		21. 2.1 8	NO NE	
		townplanningwestern@networkrail.co.uk	Sent 4.1 2.1 7		21. 2.1 8	NO NE	
(i) a strategic highways company - any part of whose area is in or adjoins the neighbourhood area; (ia) where the Secretary of State is the highway authority for any road in the area of a local planning authority any part of whose area is in or adjoins the neighbourhood area, the Secretary of State for Transport;	Highways England	info@highwaysengland.co.uk	Sent 4.1 2.1 7	v	21. 2.1 8	NO NE	
(j) the Marine Management Organisation(6);	Marine Management Organisation	consultations.mmo@marinemangement.org.uk	Sent 4.1	v		4.12 .17	3.4.

			2.1 7				
(k) any person - (i) to whom the electronic communications code applies by virtue of a direction given under section 106(3)(a) of the Communications Act 2003; and (ii) who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority;	EE	public.affairs@ee.co.uk	Sent 4.1 2.1 7		21. 2.1 8	NO NE	
	Three	jane.evans@three.co.uk	Sent 4.1 2.1 7		21. 2.1 8	NO NE	
	EMF Enquiries - Vodafone & O2	EMF.Enquiries@ctil.co.uk	Sent 4.1 2.1 7	v	21. 2.1 8		
	BT	btgroup@bt.com	Sent 4.1 2.1 7	v	21. 2.1 8	NO NE	
	BT Group CEO Gavin Patterson	gavin.e.patterson@bt.com	Sent 12. 12. 17	v	21. 2.1 8	NO NE	
	Gigaclear	info@gigaclear.com	Sent 4.1	v	21. 2.1 8	NO NE	

			2.1 7				
(l) where it exercises functions in any part of the neighbourhood area — (i) a clinical commissioning group established under section 14D of the National Health Service Act 2006; (ia) the National Health Service Commissioning Board; (ii) a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989(8); (iii) a person to whom a licence has been granted under section 7(2) of the Gas Act 1986(9); (iv) a sewerage undertaker; and (v) a water undertaker;	Oxfordshire Clinical Commissioning Group NHS England	oxon.gpc@nhs.net	Sent 4.1 2.1 7	v		15.1 2.17	
		Anne.Lankester@oxfordshireccg.nhs.uk	Sent 4.1 2.1 7	v	21. 2.1 8		
		planning@oxnet.nhs.uk reception.jubileehouse@property.nhs.uk	Sent 4.1 2.1 7	v	21. 2.1 8		3.5
	Thames Water - Developer Services	developer.services@thameswater.co.uk	sent 12. 12. 17	v	21. 2.1 8	NO NE	
	National Grid	landandacquisitions@nationalgrid.com	sent 12. 12. 17	bounced, but see below	21. 2.1 8	5.12 .17	3.6

	National Grid - Amec Foster Wheeler E&I UK (on behalf of National Grid)	n.grid@amecfw.com	sent 12.12.17	v	21.2.18		
	SSE Energy Supply	customerservice@sse.com	sent 12.12.17		21.2.18	NO NE	
	British Gas	customerservice@britishgas.co.uk	sent 12.12.17		21.2.18	NO NE	
(m)voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area;	Age UK Oxfordshire	admin@ageukoxfordshire.org.uk	sent 12.12.17	v	21.2.18	NO NE	
	SOHA	jmccaffrey@SOHA.CO.UK	sent 12.12.17	v	21.2.18	NO NE	
(n) bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area;	Update on individual basis						

(o) bodies which represent the interests of different religious groups in the neighbourhood area;	Diocese of Oxford	david.mason@oxford.anglican.org	sent 12.12.17	v	21.2.18	NO NE	
(p) bodies which represent the interests of persons carrying on business in the neighbourhood area; and	Update on individual basis						
(q) bodies which represent the interests of disabled persons in the neighbourhood area.	Enrych	info@enrych.org.uk	sent 12.12.17	v	21.2.18	NO NE	
	Oxfordshire Youth	hello@oxfordshireyouth.org	sent 12.12.17		21.2.18	NO NE	
Additional consultees advised to contact (if appropriate to area)					21.2.18		
	Health and Safety Executive	LOCAL.PLANS.CE MHD.5@hse.gsi.gov.uk	Sent 4.12.17		21.2.18	NO NE	
	Defence Infrastructure Organisation (MOD)	DIOSEE_EPSSG1a1@mod.uk	Sent 4.12.17		21.2.18	NO NE	

	The Gardens Trust	consult@thegardenstrust.org	Sent 4.1 2.1 7		21.2.18	NO NE	
	SSA Planning Limited	mark.mcGovern@saplanning.co.uk	Sent 4.1 2.1 7		21.2.18	NO NE	
	Didcot Garden Town	lucy.mori@southandvale.gov.uk John.dobson@southandvale.gov.uk	Sent 4.1 2.1 7	v	21.2.18	NO NE	
	Sports England	Vicky.aston@sportengland.org	Sent 4.1 2.1 7	v	21.2.18	5.12 .17	3.7
		Tom.Bowkett@sportengland.org		v	21.2.18		
		theo.thomas@sportengland.org			21.2.18		
	Plant Protection	plantprotection@uk.ngrid.com	Sent 4.1 2.1 7	v	21.2.18	NO NE	

	Council for Protection of Rural England	info@cpre.org.uk	sent 12. 12. 17	v	21. 2.1 8	NO NE	
	CPRE Oxfordshire	administrator@cpreoxon.org.uk	sent 12. 12. 17	v	21. 2.1 8		
	Bucks, Berks & Oxon Wildlife Trust - BBOWT	-	sent 12. 12. 17	v	21. 2.1 8	23.2 .18	3.8
<u>Oxfordshire Disability Groups</u>	https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/socialandhealthcare/peopledisabilities/general/disabilitydirectory.pdf	-					
	Crossroads - Oxfordshire	care@oxfordshirecrossroads.org.uk	sent 12. 12. 17		21. 2.1 8	NO NE	
	Oxfordshire Community & Voluntary Action	info@ocva.org.uk	sent 12. 12. 17	v	21. 2.1 8	NO NE	

	Oxfordshire Mental Health Matters - MIND	info@oxford- mentalhealth.or	sen t 12. 12. 17		21. 2.1 8	NO NE	
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APPENDIX 2. LOCAL PLANNING AUTHORITIES

APPENDIX 2.1 – RESPONSE OXFORDSHIRE COUNTY COUNCIL



County Hall
New Road
Oxford
OX1 1ND

Director for Planning and Place
– Susan Halliwell

23 February 2018

Beckley & Stowood Neighbourhood Plan Cttee
Attn: Ginette Camps-Walsh:
camps.walsh@btinternet.com

Copy: planning.policy@southoxon.gov.uk

Dear Ginette

Beckley & Stowood draft pre-submission Neighbourhood Plan

Thank you for your email of 4 December inviting us to comment on your draft neighbourhood plan. The area is entirely in Green Belt and you envisage limited development of infill houses. We note that the emerging South Oxfordshire Local Plan envisages small villages such as Beckley growing by some 5%, which equates to some 13 houses in the plan period of which 7 have already been constructed or committed.

The neighbourhood plan area covers the entire parish and extends to the boundary of Oxford City at Barton Park. As noted within your draft Plan, there is major housing development occurring west of Barton Park (within Oxford City) and there are landowners identifying land for further major developments in the Wick Farm / Bayswater / Lower Elfield areas (some of which is within your neighbourhood plan area). In preparing your draft plan for submission you will need to include the latest position on the emerging South Oxfordshire Local Plan. Background information which is currently in the draft Neighbourhood Plan could be relegated to a supporting evidence document. The County Council's comments on the South Oxfordshire Proposed Local Plan in November 2017 indicated that further consideration should be given to allocating land for growth to address Oxford's unmet need in locations close to Oxford. Some relevant excerpts of our response are included for your information in the attachment to this letter.

My public health colleagues have made some comments on your draft Plan as set out in the attachment and would be happy to discuss these further if you wish.

Yours sincerely

Lynette Hughes

Lynette Hughes
Senior Planning Officer

Email: Lynette.Hughes@oxfordshire.gov.uk



Attachments

Oxfordshire County Council - Excerpt from County Response to SODC Proposed Submission Local Plan

Para 20: The County Council's comments at earlier stages indicated that there may be a need for other site allocations close to Oxford. Apart from the redevelopment of Wheatley Oxford Brookes for 300 houses, the sites proposed are not particularly close or convenient to Oxford. The Oxfordshire Growth Board in its strategic spatial options analysis assessed sites at Grenoble Road, Wick Farm and Thornhill as potentially suitable for addressing Oxford's unmet need. The County Council itself has put forward a landholding at Guydens Farm on the B480 and Oxford Road close to the Eastern Bypass and Grenoble Road, and is seeking that land in that area be allocated. Please see our separate County Council Property and Facilities response for further detail on this. Sites close to Oxford could be well connected to Oxford's key employment locations and the City centre and help to deliver the Oxford Transport Strategy. Such sites would build on existing public transport and other infrastructure capacity and help fund the delivery of planned transport investment in Rapid Transit corridors and cycling and walking improvements.

Para 21: Planning for Oxford's unmet need should not be done in isolation of the spatial implications of the housing number. The spatial strategy fails to recognise the implications of providing for the significant number of people who will need to commute into Oxford. In the absence of allocations which are close or easily accessible to Oxford, there is likely to be an increase in long distance commuting by private car, adding pressure to the already congested highway network in and around Oxford.

Para 22: Other Oxfordshire emerging local plans identify sites for Oxford's unmet need in specific locations where there is access to existing, or planned, fast and frequent public transport links (Rapid Transit), and cycling and walking links to the City centre and key Oxford employment locations and/or where development will strengthen the business case for strategic infrastructure. The County Council does not accept that Green Belt is an absolute constraint as exceptional circumstances are being justified in other circumstances, including within South Oxfordshire at Berinsfield and Culham. The locations that other Districts have put forward are:

- Cherwell: Sites to be removed from the Green Belt in North Oxford, A44 corridor, South and South East of Kidlington;
- Vale of White Horse: Sites in the Abingdon and Oxford Fringe Sub-area, including sites removed from the Green Belt through Local Plan Part 1 and Dalton Barracks which is proposed to be removed from the Green Belt through Local Plan Part 2;
- West Oxfordshire: Sites at Eynsham Garden Village adjoining the Green Belt and West Eynsham.

Para 23: The Proposed Submission Local Plan Policy STRAT3 includes a proposal to undertake a Partial Review of the Local Plan on adoption of the Oxford Local Plan (para 4.28). Policy STRAT3 does not commit to when a partial review would be completed. The County Council considers that a partial review may not be an effective way forward,

particularly given that proposals are being developed for a Joint Spatial Plan. Instead, to make the Plan sound, the joint work undertaken through the Oxfordshire Growth Board strategic work programme on Oxford's unmet need should be referred to, and modifications should be prepared after consideration of additional sites.

Soundness Issue 4 – The plan has not been positively prepared in addressing the needs of the neighbouring Oxford City and its likely unmet need. Further work is required to assess the potential for site allocations which are close and accessible to Oxford City in order to encourage sustainable journeys and reduce air pollution. Policy STRAT3 should be consequently amended as the housing sites will be identified and a partial review will not be needed.

Oxfordshire County Council - Public Health Comments

The vision and objectives are not clearly defined and whilst some of the issues raised have significant public health implications, 'health and wellbeing' are not specifically mentioned. To help make the case for interventions in the built environment that enable and influence the entire population to make healthier choices, we recommend that the vision and objectives clearly make the case for development that improves the health and wellbeing of people living, working and visiting Beckley and Stowood. This is supported by NPPF paragraphs 7, 17 and 171.

An overview of current data on the health and wellbeing status and needs of people living in the Forest Hill and Holton ward which includes Beckley and Stowood can be found using Public Health England's Local Health tool: http://www.localhealth.org.uk/GC_preport.php?lang=en&s=125&view=map13&id_rep=r03&sellid0=6096&nivgeo=ward_2016 Oxfordshire's Joint Strategic Needs Assessment (JSNA) provides information about Oxfordshire's population and the factors affecting health, wellbeing, and social care needs and includes a section on the natural and built environment: <http://insight.oxfordshire.gov.uk/cms/joint-strategic-needs-assessment>

Key public health points to highlight throughout the plan would include encouraging the development of an environment which:

- *provides opportunities for people to be more active* – whilst we strongly support the initiative to encourage park and stride from the Abingdon Arms car park to the primary school, we are concerned that the design guide in Section 3 Policies does not set out how development will encourage walking and cycling for local journeys. Discouraging street lighting as set out in section 5.1.2 of the design guide could result in less people walking and cycling particularly amongst more vulnerable groups, such as children, older people and disabled people. This provision could also be used to support retention/improvements to footpaths, playing fields and children's play facilities.
- *provides opportunities to make healthier food choices* - this could be used to support plans for a café and sale of 'daily essentials' from the Abingdon Arms. Consideration could also be given to facilitating local food growing opportunities e.g. encouraging the provision of allotments, community orchards and houses with gardens.

- *fosters good mental health and wellbeing by increasing opportunities for social interaction/reducing social isolation and loneliness* – this could be used to support the multifunctional community roles of the Abingdon Arms and Beckley Village Hall and the building of smaller houses that are affordable to local people/enable older people to downsize and stay in the village. Creating an environment that allows people to be more active will also protect and enhance mental health and wellbeing.
- *enables people to maintain their independence for longer* – although it is recognised that the population is ageing the plan and design guide make no reference meeting the needs of either current or future residents. We recommend that consideration is given to specifying accessible and adaptable homes that meet 'Lifetime Homes' standards and public realm that considers the needs of older/disabled people, such as step free access, publically accessible WCs, benches and the replacement of footpath stiles with accessible gates.

The above are supported by NPPF paragraphs 7, 17, 35, 50, 69, 70, 156 and the PPG 'Health and Wellbeing' chapter.

To maximise the behavioural change potential of active travel infrastructure and the community value of high quality indoor and outdoor public spaces, we recommend that the early phasing of such infrastructure is highlighted within the plan. People moving into new developments are more likely to adopt healthier day-to-day lifestyle habits when health enabling infrastructure such as, walkways and cycle paths, community buildings, play areas and green space, is already in place. This is supported by NPPF paragraph 177.

APPENDIX 2.2 SOUTH OXFORDSHIRE DISTRICT COUNCIL

Planning services

HEAD OF SERVICE: ADRIAN DUFFIELD



Listening Learning Leading

By email only:

Contact officer: Ricardo Rios

Rachael.riach@southoxfordshire.gov.uk

Tel: 01235 422600

14 February 2018

Dear Ginnete,

Beckley and Stowood Neighbourhood Development Plan - Pre-Submission Consultation

Thank you for giving the Council the opportunity to comment on your NDP.

Having now seen a complete draft, along with some of the evidence, we are able to offer formal advice compiled from across the Council, under our duty to support neighbourhood plans. Our response focusses on helping the plan meet the basic conditions as specified by the regulations.

To communicate our response in a simple and positive manner; we produced a table containing an identification number for each comment, a copy of the relevant section/policy of the NDP, our comments and, where possible, a recommendation.

Our comments at this stage are merely a constructive contribution to the process and should not be interpreted as the Council's formal view about whether the draft plan meets the basic conditions.

No.	Policy	Comments/suggestion
1	General comments	<p>Helpful that evidence is referenced throughout. I commend you on the amount of work that has gone into the draft plan.</p> <p>Suggest putting policy in boxes to make it clear what is policy and what is not. See Dorchester NDP the structure was commended by the examiner.</p> <p>The NPPG says that NDP's should contain a justification/rationale for the policies. See Dorchester NDP for how they have structured this. Stroud town centre plan also does this succinctly.</p> <p>Have a look at the Locality guide to writing policy here.</p>
2	<p>5.1.1. Development Site Criteria</p> <p>In addition to National Planning Policy Framework, Green Belt Planning Guides, The South Oxfordshire District Council's Core Plan and Emerging Local Plan 3032 future development sites within the Neighbourhood Plan Area of Beckley and Stowood Parish must comply with the following criteria - (The evidence based for each criterion is copied below it.)</p> <ul style="list-style-type: none"> • There must be no development on green field sites in line with Green Belt Planning Guidelines • Infilling is acceptable – "The filling of a small gap in an otherwise built up frontage or other site with settlements where the site is surrounded by buildings" SODC Core Strategy 	<p>General: Suggest you split the criteria up and make them into separate policies.</p> <p>Pre-amble: In your policies – say to what type of development the policy relates – all development or new development etc. Check - Is there repetition with Local Plan/NPPF? Is the policy adding anything new to the existing policy of the development plan?</p> <p>First bullet point Suggest removal of this bullet point as it does not/cannot add anything that is not already in national/district policy. Green Belt policy is very restrictive already – development is inappropriate in the Green Belt apart from some exceptions.</p> <p>Infilling Suggest delete this point as it does not add to the existing development plan. This definition and the acceptability of infill is already contained in the</p>

<ul style="list-style-type: none"> • Views from public places both to and from the village should be protected. New development that does not detract from the view of the skyline would be preferred. • Developments should provide adequate parking spaces to meet residents' needs, to ensure that as far as possible parking on the road is unnecessary. • A review of flood risk, including springs and water run-off is required for potential development sites. • Gardens are a very important feature in Beckley and provision of a garden in proportion to the house size is an important criterion to the character of the village. • Minimising paved and hard standing areas is strongly encouraged to minimise flooding and run off – please see the Royal Horticultural Society [RHS] 'Front Garden Guide for advice on minimising water runoff from your front garden by reducing hard standing in favour of porous driveways and planting¹ and their advice on the 10 best plants for driveways. • Building of smaller houses is encouraged to help to ensure that local people have the opportunity of affordable housing or to downsize and stay in the village and maintain the vibrancy and vitality of the village. 	<p>Districts development plan. You do not need to duplicate what is in the development plan already.</p> <p>Views bullet point This point needs more clarity; suggest you create a separate policy with a summary appendix that reads:</p> <p><i>'Development proposals should preserve the views and vistas as shown in the schedule and maps at Appendices [X] Subject to the provisions of other policies in this Plan development proposals will be supported where they demonstrate how they have taken account of the various views and vistas and the contribution that they make to the character of Beckley village and the Oxford skyline as appropriate.'</i></p> <p><i>(In Appendices [X] add a schedule of the views shown on the maps including the aspect of character to which they contribute.)</i></p> <p>Parking Parking is unlikely to be applicable to all development sites. Worth specifying what type of development it applies to – new development (residential, employment etc.)</p> <p>Consider making parking a separate policy and including a justification before the policy. Suggest policy reads similar to one in Dorchester plan which has passed examination: <i>'Proposals for new houses in the Beckley should provide the appropriate number of car parking spaces to development plan standards unless it can be demonstrated that such provision is either impracticable to deliver or would detract from the character and appearance of the village.'</i></p>
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	<p><i>In circumstances where development plan car parking standards cannot be met the planning application concerned should include measures to mitigate the consequential impact of additional on-street car parking’.</i></p> <p>Flooding is unlikely to be applicable to all development sites and types of development. You need to specify what kind of development in the policy. Look at SODC’s validation checklists. Flood risk assessment is only required in areas of flood risk. In addition, a flood risk assessment is only required for certain types of development. You will need a firm justification on why to include a new validation requirement where there isn’t one already.</p> <p>Suggest you make a separate policy that is locally specific and focuses on mitigation measures for areas where flooding, particularly surface water flooding, is an issue in the village. You could combine this with the bullet point about hardstanding/paved areas and planting – e.g. using sustainable urban drainage (SUD’s) is encouraged to help prevent flooding.</p> <p>Gardens – This reads as guidance rather than a policy/criteria. It could be supporting text to a policy on character, a separate policy or could be included in a general policy about preserving the character of Beckley.</p> <p>It is not relevant to all types of development so clarify which types – e.g. new residential development.</p> <p>The policy needs to be clear what type of development this applies to and what the policy intends to do. What is the proportion that is most in character with the village – does the character assessment discuss this?</p> <p>Minimising paved/hard standing This could be included in a policy about flood mitigation. You could suggest planting as a form of mitigation – e.g. the planting of xyz to mitigate the impacts of development to [character/flooding] are particularly encouraged. I suggest leaving out of the policy itself reference to the Royal</p>
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		<p>Horticultural society standards, however you could mention it in supporting text for the policy.</p> <p>Smaller houses Make a separate policy. Policy is fine in the way it is written but may need stronger justification.</p> <p>Do you have a housing needs assessment to support it? We encourage you to look at the MyCommunity guidance on how to conduct a housing needs assessment. MyCommunity can also offer support in carrying these out.</p> <p>Note that surveys provide a snapshot in time and are not reliable evidence to justify a policy long-term.</p>
3	<p>5.1.2. Beckley and Stowood Design Guide Environment The Village draws much of its physical character from its rural location and from its Green Belt designation. This is of great value and should be strenuously preserved for the long term.</p> <p>Items of special note and worthy of protection are:- (The evidence based for each criterion is copied below it.)</p> <ol style="list-style-type: none"> 1. The views from the village and from all the approach roads northwards over Otmoor and adjacent farmland, towards Brill and towards Didcot. 2. The views into the village, particularly from the north, to the Church and conservation area. 3. The openness of the farmland and the associated groups of trees and hedgerows and other small fields, paddocks and large rear gardens. 	<p>The introduction and points 1, 2 and 3 reads as explanatory text rather than a policy – Whilst it explains what is valuable to the local community in point 1, 2 and 3, it is questionable whether these points are necessary as they are already included elsewhere, either in this plan (points 1 and 2 are in the development site criteria – see comment 2) or the NPPF (point 3).</p> <p>Points 4, 5 and 6 then give direction like a policy. The way the introduction to the policy is worded does not fit with these points.</p> <p>Point 4 is overly prescriptive and unduly onerous. Suggest you turn into a policy such as:</p> <p>Residential development will be supported where it preserves or enhances the contribution of front and rear gardens to the open character of the village.</p> <p>Point 5 – fine. Suggest wording as:-</p>

	<p>4. Front gardens must be preserved and should not be taken solely up for the parking of vehicles. Guidelines are available from the Royal Horticultural Society on planting guides for front gardens and driveways (see 20 and 21 over page).</p> <p>5. Power cables should be located underground, not overhead.</p> <p>6. Additional street lighting will be discouraged.</p>	<p>Locating power cables underground (instead of overhead) is encouraged in order to preserve the character of the village.</p> <p>Point 6 – This could be a policy similar to one in the Dorchester NDP (which has passed examination):</p> <p>New residential development will be supported where it does not introduce additional street lighting, the road layout being designed in a way that follows the traditional ‘lane’ type found elsewhere in the village with raised kerbs and few pavements.</p> <p>Where lighting is required, such development will be supported where this is sensitively located and designed in such a way as to limit light pollution.</p>
4	<p>Traffic and Parking</p> <p>Developments which increase the quantity of traffic and car parking, particularly in the Village centre will not be encouraged. Grass verges on the road frontage of dwellings are an important feature of the village and should be protected, preserved and encouraged as far as possible.</p>	<p>Traffic and parking is already mentioned earlier in the policies. See section in comment 2 on parking.</p> <p>Grass verges – Think about what issues you are addressing – how does new development impact grass verges negatively/positively. Who owns grass verges and is responsible for them.</p> <p>Suggest possible wording could be - Where applicable new development should preserve grass verges as far as possible.</p>
5	<p>BECKLEY DESIGN GUIDE</p> <p>In cases where an acceptable and reasonable case has been made for development the design of extensions and new buildings will be expected to comply with the following guidelines: -</p>	<p>Pre-amble: Suggest you use similar wording as the SODC design guide – about encouraging good design.</p>

<p>1. Views from public places both to and from the village should be protected. New development that does not detract from the view of the skyline would be preferred.</p> <p>2. Buildings should always be compatible with the size and character of their neighbours, and in the Conservation Area should generally be built of natural stone.</p> <p>3. Access should be provided between any part of a building and the boundary with its neighbours and space between houses should be maintained as it is an important aspect of the village.</p> <p>4. Building heights should be restricted to be in keeping with surrounding houses.</p> <p>5. No building should be designed so that its height, massing and general scale is over dominant or intrusive over its neighbours.</p> <p>6. Buildings should seek to preserve the daylighting, amenity and privacy of neighbours. i.e. as far as possible not overshadowing, overbearing or overlooking.</p> <p>7. Developments should provide adequate parking spaces to meet resident's needs, to ensure that as far as possible parking on the road is unnecessary.</p> <p>8. Generally, building with local materials including stone will be strongly preferred. Building materials of brick, rendered blockwork, timber or tile cladding and natural stone with roof covering of tiles or slate will be accepted. uPVC and other synthetic cladding materials will be discouraged.</p>	<p><i>"We want to improve the standard of design in developments being delivered in South Oxfordshire [Beckley and Stowood] and to ensure that only developments of the highest quality are delivered in the future."</i></p> <p>Suggest adding that new development has regard to the SODC design guide.</p> <p>The design guide needs to be written as a guide rather than a policy. Suggest the wording is changed to:</p> <p>The design of extensions and new buildings are encouraged to have regard to the following guidelines and those of the SODC design guide: -</p> <p>Point 1 is a repetition of a point in the development site criteria – see comment 2.</p> <p>Point 2: The first part does not add to existing policy in the development plan. Is natural stone the only suitable material within the conservation area?</p> <p>Point 3: This point is a bit unclear – I would advise that the part about access is clarified or left out entirely and instead the point focuses on the contribution to character of spaces between buildings.</p> <p>Point 4, 5, 6: This does not add to existing policy in the development plan. Suggest that it is deleted to avoid duplication.</p> <p>Point 7: See comment 2, this is already included in the plan.</p> <p>Point 8: Fine, so long as this is not a policy. Suggest change "will be" to "are".</p> <p>Point 9, 10: Fine, so long as this is not a policy. Could create a policy about character which includes these points.</p>
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	<p>9. Flat roofs are not regarded as being in character with the rural landscape and will generally be discouraged.</p> <p>10. Large box type dormer windows with flat roofs will generally be discouraged.</p> <p>11. While solar panels on roofs are encouraged these should face the rear of the property, as far as possible.</p> <p>12. Outside lighting on buildings should be fully shielded to direct light downwards to prevent light pollution.</p>	<p>Point 11: Solar panels are permitted development in some cases.</p> <p>Point 12: Fine, so long as this is not a policy</p>
6	<p>5.1.3. Definition of The Village</p> <p>South Oxfordshire [District Council] has not historically defined the edge or boundary of its settlements" and officially SODC Planning Officers state that there is no 'main settlement boundary' for Beckley village.</p> <p>This policy is intended to distinguish between the built-up area of the main village and its surrounding countryside in order to manage development proposals accordingly. In defining the boundary on the Policy Map, applicants and the local planning authority will have certainty when preparing and determining planning applications respectively.</p> <p>This is consistent with a number of Core Strategy and Local Plan policies to encourage sustainable forms of development in the rural areas. Any planning application will be subject to regulations for development in the Green Belt.</p> <p>This Neighbourhood Development Plan for Beckley and Stowood Parish hence 'Defines the Village' to include the whole of the conservation area of Beckley village and an area to the south east of</p>	<p>The policy does not provide a clear indication of how development inside/outside the village boundary should be managed. Settlement/village boundaries normally set out a presumption that development inside the boundary is acceptable and development outside is not. If this is what the policy intends to do it would be in conflict with Paragraph 89 of the NPPF.</p> <p>National policy states that neighbourhood plan policies should be clear and be capable of being implemented consistently. The first part of the policy reads as explanatory text, explaining the intentions behind the policy i.e. to distinguish between the built-up area of the main village and its surrounding countryside (and to manage development proposals accordingly), to provide certainty with regards to what is considered to be the built-up area of the main village and what is not and encourage sustainable forms of development in the rural areas. The second part of the policy defines the boundary and explains/describes what it encompasses, including the Conservation Area. However, there appears to be an internal conflict within the policy as currently written. On the one hand it suggests that sustainable development that is acceptable in built up areas (as defined in the development plan) would be acceptable within the proposed village boundary. On the other hand the policy acknowledges that any</p>

<p>it bounded by Sand Path, New Road and Woodperry Road. This area is to the south east of Beckley village conservation area and includes the bungalows on Roman Way, Sand Path, the north side of New Road, (the road to the transmitter) then running east directly behind the houses of Lombardy and Hollybush House in the track running south from Woodperry Road, along the back-garden boundaries of the existing houses to the east in Woodperry to the back-garden boundaries to the east of Bungalow Close. To the north it is bounded by Woodperry Road. Please see the Policy Map over the page.</p>	<p>proposals would be subject to Green Belt restrictions. This would result in most forms of development being deemed inappropriate.</p> <p>This lack of clarity and potential conflict with Paragraph 89 of the NPPF puts this policy at a great risk of failing to meet basic conditions.</p> <p>The location of Beckley within the Green Belt makes the starting point for an assessment of this policy against national Green Belt policy. Section 9 of the NPPF is devoted to the government's approach towards protecting Green Belt land. Paragraph 79 comments that <i>'the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence'</i>.</p> <p>Paragraph 86 states that: <i>'If it is necessary to prevent development in a village primarily because of the important contribution which the open character of the village makes to the openness of the Green Belt, the village should be included in the Green Belt. If, however, the character of the village needs to be protected for other reasons, other means should be used, such as conservation area or normal development management policies, and the village should be excluded from the Green Belt.'</i></p> <p>Paragraph 87 of the NPPF consolidates this approach in commenting that <i>'inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances'</i>. Paragraph 89 comments further that <i>'a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt'</i>. It then identifies exceptions to this approach. In relation to this policy one of the exceptions is <i>'limited infilling in villages and limited affordable housing for local community needs under policies set out in the Local Plan.'</i></p>
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	<p>The adopted Core Strategy addresses the overlapping issues in the neighbourhood area of the Green Belt and the identification of Beckley as one of a series of smaller villages. Policy CS EN2 emphasises the importance and spatial extent of the Green Belt together with its strategic function. Policy CS R1 identifies that infill development on sites up to 0.2 hectares (equivalent to 5-6 houses) will be supported together with rural exception sites. It also comments that all developments should respect national designations including Green Belts.</p> <p>Taking all these matters into account, I recommend the removal of the policy. This is because its emphasis/justification should be on restricting development in accordance with national Green Belt policy – the introduction of a village boundary would normally suggest development is acceptable within the boundary and be contrary to this. Whilst the distinction between the two approaches may be subtle it gets to the heart of Green Belt policy in paragraph 89 of the NPPF where housing is regarded as inappropriate development subject to clearly-defined exceptions.</p> <p>At the moment, the village boundary policy says that it is there to distinguish between the built-up area and open countryside. However, as proposed, it includes large areas of green space and residential buildings that are sparsely located and not closely related to the main built up area. The fact that the village is washed over by Green Belt is noteworthy in the fact that the village itself needs to retain its openness see para 86 of the NPPF. These sparsely located residential buildings that are separated from the main built-up area by fields create an important transition between the open countryside and Beckley village.</p> <p>----- After discussing the matter further with you:</p> <p>Having had the opportunity to discuss the matter further, it is clear that you wish to go ahead with including a village boundary policy in the plan.</p>
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		<p>It is understood that the policy aims to define what the village/settlement is with respect to policy CSR 1 and its definition of infilling "Infill development is defined as the filling of a small gap in an otherwise built-up frontage or on other sites within settlements where the site is closely surrounded by buildings." The policy intends to make clear where policy CSR 1 applies by defining where the settlement is, so it is no longer a matter of planning judgement but a decision made by people in the village.</p> <ul style="list-style-type: none"> • This approach still carries the risk of not meeting the basic conditions as this policy would be setting a principle for development within policy in locations where there currently is not one without having followed a clear methodology and a robust process. • The policy makes a decision that will need to be assessed through a Strategic Environmental Assessment as the plan covers an environmentally sensitive area containing listed buildings and a conservation area. • The methodology chosen to create the village boundary needs to be clearly stated and justified within the supporting text of the policy. • We suggest that, if a boundary is to be included in the plan, that the decision as to where to draw it should be subject to a rigorous process and methodology, including a strategic environmental assessment (SEA). This is because, it would be introducing a new policy into the development plan that has not been tested by the SEA/SA of the higher order plans. • We also suggest making the policy clearer, currently, it says that it is there to distinguish between the built-up area and the open countryside. If this is the case, then we suggest a tighter boundary
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		<p>be drawn using a clear and tested methodology. There are currently large areas of garden, particularly in the conservation area that the policy is denoting as built-up area, this is inadvisable to include in such a boundary.</p> <p>Since, in our discussions with you, you have said that you do not want the policy to distinguish the built-up area and open countryside. You have suggested that it distinguishes the village only, not where development is acceptable and where it is not, nor where the open countryside begins and the built settlement ends, that it is simply there to answer, "is this plot of land in the village or not?".</p> <p>We are not aware of any examples where such approach has been implemented. We are concerned that the justification for this approach is unclear and not compatible with planning principles and practice. We also have concerns, for the reasons written above, that it would not meet the basic conditions.</p> <p>The policy carries a significant risk of being modified or deleted but it may not necessarily cause the plan to fail. However, including the policy without having carried out an SEA would put the entire plan at significant risk of failing examination. Therefore, if you are to go ahead with the policy, I strongly suggest that you carry out an SEA.</p> <p>If you disagree with the council's screening opinion and would like to re-screen the plan as the 'Qualifying body' to determine for yourselves whether an SEA is required, this option is available to you.</p> <p>Without this policy, we believe it is unlikely that an SEA will be required. This is because none of the other policies have the potential for likely significant effects that have not previously been tested and screened out in the SA of the Local Plan. However, we would have to re-screen the plan to reach this determination.</p>
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		<p>Finally, we strongly encourage you to undertake a Health Check of the plan. This would involve someone independent of the Council having a look at the plan and commenting on whether they think it meets the basic conditions. MyCommunity/Locality offer this service for free.</p>
7	<p>5.1.4. Protection of the Peaceful Environment</p> <p>While sport in the Green Belt and in the Parish is encouraged, residents feel that the quiet and peaceful enjoyment of their homes is a value to be preserved. There is already an MOD rifle range at the end of Otmoor Lane and the noise from it can be heard not only across the parish, but also in adjoining ones, depending on the wind direction. There is also a shooting range in New Inn Road, which although much less noisy than the MOD rifle range can be heard nearby. Residents have therefore expressed a wish that no further planning permission should be given to any sport or activity that is likely to cause noise nuisance to neighbours, in order to preserve their enjoyment of the peace and tranquillity of their homes, gardens and the village environment.</p>	<p>This reads as explanatory text and is not a policy as it does not give a clear direction. It works as explanatory text and could be left as such.</p> <p>The introduction to this Policy Section (3) of the plan would need amending to reflect this.</p> <p>Should you wish to make it a policy I would suggest rewording to something similar to Dorchester's policy which has passed examination:</p> <p><i>DoT 14: Peace and Tranquillity</i> <i>All new development should respect and take account of the peace and tranquillity. Any development that gives rise to significant levels of noise and traffic should include measures to mitigate the negative effects.</i></p>
8	<p>5.2. Housing Development Designation</p> <p>It is normal in Neighbourhood Plans, and in fact usually one of the most important outcomes, to designate development sites for the town or village to grow. However, as Beckley and Stowood Parish lie entirely within the Green Belt this is not allowed for new developments.</p> <p>Small villages such as Beckley have been asked to grow by 5% in line with SODC's Local Plan.</p> <p>For Beckley and Stowood this means 13 new houses. However, the date is taken from 2011 and there have already been 7 additional homes either built or planning permission granted,</p>	<p>Suggest you move this section out of the policy section to elsewhere in the plan to avoid any uncertainty about whether it is policy or not. You cannot allocate housing in the Green Belt, nor set a principle for development and this could be interpreted as doing that.</p> <p>This could be moved to Section 1.2.</p>

<p>leaving only 6 additional new homes to meet the SODC Local Plan. In the 'Initial Survey' residents said that they wished to do their bit to increase the housing supply.</p> <p>The Neighbourhood Plan will help to meet the other new developments by –</p> <ol style="list-style-type: none"> 1. Encouraging development of brown field land 2. Encouraging infilling within the 'Defined Village' <p>5.2.1. Brown Field Sites Two brown field sites have been identified for future development and while inclusion in this Plan does not ensure their future development, as this decision must be made by the land owner, it may facilitate it.</p> <p>The two sites are –</p> <ul style="list-style-type: none"> • Wick Farm listed barns which are at risk • Royal Oak Farmyard <p>Wick Farm Barn</p> <p>There is development potential to convert and renovate the large barn at Wick Farm and some of the old farm buildings. There was a planning application in 2012 to convert the large barn behind Wick Farm House into a house³ The application was withdrawn and it is believed that this may have been due to the fact that it was likely to be refused. Conversion of this large barn and other barns would save the buildings and make useful housing or commercial premises. It is the responsibility of owners of listed buildings to keep them in good repair or the local authority can step in with a repair order or intervene to protect buildings. The owners of Wick Farm are encouraged to redevelopment the listed barn to preserve it.</p> <p>Royal Oak Farmyard</p>	
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	<p>Royal Oak Farm no longer runs as a farm, as the land has been sold, but the former farmyard is currently used for a number of small businesses. There was a successful farm shop, but traffic flow at weekends and the evenings on B4027 has diminished making it less attractive for businesses needing passing custom. The area is approaching an acre and there is an existing building, which could be converted into a house and sufficient land for several new houses.</p>	
	RESPONSES FROM INTERNAL CONSULTEES	
	<p>DEVELOPMENT MANAGEMENT</p> <p>Most of the policies look like they were broadly compliant with the development plan and design guide but there the proposal to include a village boundary causes us considerable concern.</p> <p>Whilst the area to the north pretty much follows the boundary of the conservation area and open areas will be doubly protected by the conservation area impact and Green Belt status the highlighted area to the south has never been considered as part of the built up limits of the settlement and residential development within the highlighted areas has been consistently been refused and dismissed on appeal.</p> <p>The village boundary defines the area the parish feel comfortable with new development. This area of land is some 6.5 hectares in area. At a relatively low density of 25dph this would potentially mean land for 162 new dwellings.</p> <p>I do not think that this quantum of growth for a village the size of Beckley is NPPF compliant as it would be way beyond limited infilling and would have a significant and harmful impact on openness of the Green Belt. I do not think the village boundary should include the highlighted area on the plan below. The village should maybe consider allocating an exception site for affordable housing which could include up to 25% of market housing.</p>	



APPENDIX 2.3. STANTON ST JOHN PARISH COUNCIL

Dear Ginette,

Beckley ad Stowed Neighbourhood Plan

Thank you for the reminder to respond to the Plan presentation. Sorry I have left it so late.

I must commend you on your efforts in leading the process on behalf of Beckley Parish and record that I think you have done a great job in taking your team through the process.

The detail comments I have relate only to the Design section of the plan, as you would imagine, and related mainly to the Conservation Area (CA) in Beckley.

Generally I stress the need for a high standard of design which is complimentary to the built environment and can be seen to enhance the visual amenity of the area.

Outside the CA there is less statutory control and one can only recommend, as you have, the avoidance of design solutions which are of poor value e.g.: flat roofs, UPVC replacement fenestration etc.

However, I encourage you to be demonstrative in the CA with detail particularly in the area of 'the street scene' and public visual amenity, where the public gaze and appreciation of the wealth of character in the village is a more corporate responsibility.

A particular matter worth mentioning is work done by official agencies or their contractors such as Highways or Utility Companies covering for example:

- The location, siting, and colour of Meter Boxes,
- Satellite dishes and TV ariels,
- Manhole covers and inspection chambers.

avoiding urbanising and sub-urbanising influences in the village such as:

- concrete kerbing where sets are more appropriate.
- the over-metalling of rural road edging, road paint or urban paving solutions.
- lamp posts, street lighting, wirescapes, telegraph poles, (noting your comment on under grounding) and light scatter.
- a proliferation of street signage and traffic management signage. Fly Posting.
- 'off the peg' footpath guard rails/handrails which are not bespoke solutions where appropriate.

in respect of landscaping:

- use of tarmac/ concrete on driveways where gravel or a permeable finish is less urban and more appropriate.
- sustaining landscaping of verges and protection of soft road edges.
- natural tree planting rather than memorial or parkland amenity statements.

Some of these may be worth you referring to, as you see appropriate, but by and large policy rather than proscription could be better.

With all good wishes,

Andrew Clark.
Stanton St. John.

APPENDIX 3. NATIONAL CONSULTEES AND NHS

APPENDIX 3.1. NATURAL ENGLAND

Date: 23 February 2018
Our ref: 233181

Ginette Camps-Walsh
Chairman Beckley and Stowood Neighbourhood Plan Steering Committee
Beckley and Stowood Parish Council

BY EMAIL ONLY



Customer Services
Hombeam House
Crewe Business Park
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Dear Ginette Camps-Walsh,

Planning Consultation: Beckley and Stowood Neighbourhood Plan

Thank you for your consultation on the above dated 4 December 2017.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where our interests would be affected by the proposals made.

Beckley and Stowood lies in an area of high biodiversity importance in the County, as recognised in the Neighbourhood Plan both Sydlings Copse and Pond SSSI and Otmoor SSSI lie within the plan area, there are also numerous priority habitats including ancient woodland. Information on the location of these features is available on www.magic.gov.uk. The importance of the area for achieving nature conservation priorities is reflected in the identification of two Conservation Target Areas (CTAs): Otmoor, and Oxford Heights East (more information is available [here](#)); we would recommend that these are also identified within the Neighbourhood Plan.

We note that there are areas mapped as traditional orchard within the area that has been defined as village, these are areas of priority habitat and it would be helpful for the Neighbourhood Plan to confirm their presence and highlight the need to protect such habitats in line with policy in the Local Plan.

We would like to draw your attention to the requirement to conserve biodiversity and provide a net gain in biodiversity through planning policy (Section 40 of the Natural Environment and Rural Communities Act 2006 and section 109 of the National Planning Policy Framework). Particularly given the importance of the Beckley and Stowood area for nature conservation, we would most welcome the inclusion of a development policy in your plan which incorporates wording to ensure that "all development results in a biodiversity net gain for the parish". This could be achieved by securing developer contributions to enhance habitats within the Parish, for instance.

The recently produced [Neighbourhood Plan for Benson](#), in South Oxfordshire provides an excellent example. Although the Plan has not been to referendum yet, we are of the opinion that the policy wording around the Environment, Green Space and Biodiversity is exemplary. We recommend that you consider this document, when reviewing yours.

Natural England have identified Bernwood as a Focus Area for our work, with Beckley and Stowood supporting some of the key biodiversity sites. We would be keen to explore with the Neighbourhood Plan

group what opportunities there may be that could benefit both the local community and wildlife. There are a number of funding sources available for such work, more detail on this and the importance of the Bernwood Focus Area are outlined below. Our Lead Adviser for the Bernwood Focus Area would be pleased to provide further advice and information, she can be contacted at rebecca.pringle@naturalengland.org.uk or 0208 225 6001.

Natural England have now developed Focus Areas around the country where we can target our work strategically and we would like you to be involved. Over the next 20 years, Natural England will be working closely with our partners and local communities to increase and fortify this mosaic of connecting habitats, which underpin the historic environment. Below are some suggestions which you may want to incorporate into your neighbourhood plan which will benefit both your local community and wildlife.

Bernwood Focus Area

Your parish is within the Bernwood Focus Area. Bernwood covers the relics of the ancient royal hunting forest in Oxfordshire and Buckinghamshire, in an approximate triangle between Oxford, Buckingham and Aylesbury encompassing the river Ray and the Thame. The area supports the best population in the country of black and brown hairstreak butterflies which lay their eggs on the thick blackthorn hedgerows weaving between the ancient woodlands and species-rich lowland meadows. The area provides habitat for a number of wading birds and bat species including the rare Bechstein's bat. The area still supports a few isolated pairs of breeding turtle doves which need scruffy arable margins close to large thick hedges in order to survive.

Creating good habitat for bats

A network of woodland, hedges and clean water sources will benefit not only bats but other fauna and flora. For information on how to create ponds for bats, Freshwater Habitats Trust produced an information package alongside Bat Conservation Trust which can be found [here](#). You may want to look at how to incorporate good habitat for bats into gardens as part of your parish's green infrastructure [here](#). Ponds also create sources of fresh water in your community, providing habitat for two thirds of freshwater species and outdoor spaces for the community to visit. More information can be found [here](#).

Managing hedgerows for butterflies

The Bernwood area has a large network of blackthorn hedges, these need to be maintained by cutting every three years rather than annually so that hairstreak butterflies can successfully lay their eggs. You may want to consider creating new species-rich hedgerows and there is the chance to use ancient practises such as hedge laying. More information on management can be found [here](#).

Creating or restoring lowland meadows

Lowland meadow is a declining habitat but is still littered across this part of the UK. Priorities should be to expand the area of lowland meadows by restoring semi-improved grasslands and re-creating lowland meadows on improved grassland and arable land. Where possible, action should be targeted at expanding and linking existing sites. Magnificent Meadows have very useful information [here](#). Consider how to join up habitats to improve connectivity on a landscape-scale for example BBOWT Living Landscape of the [Upper Ray](#)

Ancient woodland

Ancient woodland and veteran trees are an irreplaceable habitat which has heritage and cultural value and provides ecosystem services, such as shade, reduction of flood risk, carbon capture, improved air quality and purification of water. It is preferable to link up fragmented areas by connecting up woodland which would be divided by development with green bridges or tunnels, buffering it by leaving an appropriate zone of semi natural habitat between the development and the woodland, providing wildlife corridors and balancing new developments and residential areas with green infrastructure, allowing space for trees. The Woodland Trust have further information which can be found [here](#).

Creating and enhancing some of these habitats will not only ensure better biodiversity and habitat for rare butterflies, bats, great crested newts but it also provides more clean water in the catchment, increases climate change resilience¹, and improves air quality. Providing natural areas can also

improve both mental and physical health²³ of the people in your parish.

Do you have any environmental projects in mind for your parish? Below are some funds you may be interested in to help enhance you community:

HS2 woodland fund

This enables woodland land owners to restore PAWS (Plantation on Ancient Woodland) or extend existing ancient woodland in a 25 mile radius of the HS2 line. Information on how to apply can be found [here](#).

HS2 Community and Environment Fund

This fund is designed for communities along the HS2 route that are demonstrably disrupted by the construction of Phase One from London to Birmingham. Information on how to apply can be found [here](#).

TOE2 No Net Loss of Biodiversity on the Greater West Programme (Oxfordshire only)

There will be some habitat loss due to Network Rail's improvement of the Greater West Programme. Funding is available for the creation and improvement of similar habitats to those that have been lost, including funds for up to three years aftercare. Information on how to apply can be found [here](#).

Yours sincerely,

Rebecca Micklem
Sustainable Development
Lead Adviser
Thames Team

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

Natural Environment Information Sources

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

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

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

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

General mapped information on soil types and Agricultural Land Classification is available (under 'landscape') on the [Magic](http://magic.defra.gov.uk/)⁵ website and also from the [LandIS website](http://www.landis.org.uk/index.cfm)⁶, which contains more information about obtaining soil data.

Natural Environment Issues to Consider

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

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

Landscape

¹ <http://magic.defra.gov.uk/>

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

³ <http://web.archive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habitatsandspeciesimportance.aspx>

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

⁵ <http://magic.defra.gov.uk/>

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

⁷ <https://www.gov.uk/government/publications/national-planning-policy-framework-2>

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

Paragraph 109 of the National Planning Policy Framework (NPPF) highlights the need to protect and enhance valued landscapes through the planning system. Your plan may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

Wildlife habitats

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

Priority and protected species and habitat

You'll also want to consider whether any proposals might affect priority species (listed [here](#)¹¹) or protected species. Natural England has produced advice [here](#)¹² to help understand the impact of particular developments on protected species. Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land, further information including links to the open mosaic habitats inventory can be found [here](#).

Ancient woodland and veteran trees-link to standing advice

You should consider any impacts on ancient woodland and veteran trees in line with paragraph 118 of the NPPF. Natural England maintains the Ancient Woodland [Inventory](#) which can help identify ancient woodland. Natural England and the Forest Commission have produced [standing advice](#) for planning authorities in relation to ancient woodland and veteran trees. It should be taken into account by planning authorities when determining relevant planning applications. Natural England will only provide bespoke advice on ancient woodland/veteran trees where they form part of a SSSI or in exceptional circumstances

Biodiversity net gain

Under section 40 of the Natural Environment and Rural Communities Act 2006 Local Planning Authorities are required to conserve biodiversity. The NPPF section 109 states "*the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity wherever possible*". Suitable methods for calculating biodiversity net gain can include the Defra biodiversity offsetting metric¹³ and the environment bank biodiversity impact calculator¹⁴. Natural England would expect a policy within the Neighbourhood Plan to include wording to ensure that net biodiversity gain is achieved.

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

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

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

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

¹³<https://www.gov.uk/government/collections/biodiversity-offsetting#guidance-for-offset-providers-developers-and-local-authorities-in-the-pilot-areas> Note: the 'Guidance for developers' and 'Guidance for offset providers' documents provide a calculation method.

¹⁴<http://www.environmentbank.com/impact-calculator.php>, and http://www.google.co.uk/url?sa=t&rc=j&q=&e=s&source=web&cd=3&ved=0ahUKEwi7vcbIQaDQAhVMDoAKHb8IDEUQFggMAI&url=http%3A%2F%2Fconsult.welshat.gov.uk%2Ffile%2F4184236&usq=AFQjCNFbYJIQ_UN0044Qe6mILfxclg

Green Infrastructure, Improving Your Natural Environment.

Inclusion of Green Infrastructure (GI) in to development plans can provide multifunctional benefits to the area. These can include opportunities for recreation, health and wellbeing and access to nature as well as providing connected habitats for wildlife.

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

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

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

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance on this](#)¹⁵).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition or clearing away an eyesore).

Green Roofs

Natural England is supportive of the inclusion of living roofs in all appropriate development. Research indicates that the benefits of green roofs include reducing run-off and thereby the risk of surface water flooding; reducing the requirement for heating and air-conditioning; and providing habitat for wildlife.

We would advise your council that some living roofs, such as sedum matting, can have limited biodiversity value in terms of the range of species that grow on them and habitats they provide. Natural England would encourage you to consider the use of bespoke solutions based on the needs of the wildlife specific to the site and adjacent area. I would refer you to <http://livingroofs.org/> for a range of innovative solutions.

¹⁵ <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>

APPENDIX 3.2 THE ENVIRONMENT AGENCY

creating a better place



Ginette Camps-Walsh
Beckley and Stowood Neighbourhood
Plan Steering Committee
Beckley and Stowood Parish Council

Our ref: WA/2006/000324/OR-
40/PO1-L01
Your ref:

Date: 10 January 2018

By email:
Camps.walsh@btinternet.com

Dear Ms Camps-Walsh

Beckley and Stowood Neighbourhood Plan – Pre-submission version

Thank you for consulting the Environment Agency on the Draft Neighbourhood Plan for Beckley and Stowood.

We aim to reduce flood risk, while protecting and enhancing the water environment. We have had to focus our detailed engagement to those areas where the environmental risks are greatest.

Based on the environmental constraints within the area (no main rivers or high flood risk), we have no detailed comments to make in relation to the Plan at this stage. Together with Natural England, English Heritage and Forestry Commission we have published joint advice on neighbourhood planning. This sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at:

http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf

It is not clear whether the plan proposes to allocate sites for development, but we note that the plan mentions potential development at Wick Farm Barn and Royal Oak Farm. We are pleased to see that these sites are both located within Flood Zone 1. This is land assessed as having a less than 1 in 1000 annual probability of river flooding.

The Local Authority will be able to advise if there are areas at risk from surface water flood risk (including groundwater and sewerage flood risk) in your neighbourhood plan area. The Surface Water Management Plan will contain recommendations and actions about how such sites can help reduce the risk of flooding. This may be useful when developing policies or guidance for particular sites and sustainable drainage measures can compliment other objectives such as enhancing green spaces.

Cont/d..

Yours faithfully

Judith Johnson
Sustainable Places team

Direct dial 020 3025 9495

e-mail planning_THM@environment-agency.gov.uk

APPENDIX 3.3. HISTORIC ENGLAND



Cllr Ginette Camps-Walsh
Chairman Beckley and Stowood Neighbourhood Plan
Steering Committee
Beckley and Stowood Parish Council
Royal Oak House
Stowood, Beckley
Oxford OX3 9TY.

Our ref: HD/P5355/
Your ref:
Telephone 01483 252040
Fax

23rd February 2018

Dear Councillor Camps-Walsh,

Beckley and Stowood Neighbourhood Plan Pre-Submission Consultation Draft

Thank you for your e-mail of 19th December 2017 advising Historic England of the consultation on your Neighbourhood Plan. We are pleased to make the following general and detailed comments.

The nature of the locally-led neighbourhood plan process is that the community itself should determine its own agenda based on the issues about which it is concerned. At the same time, as a national organisation able increasingly to draw upon our experiences of neighbourhood planning exercises across the country, our input can help communities reflect upon the special (heritage) qualities which define their area to best achieve aims and objectives for the historic environment. To this end information on our website might be of assistance – the appendix to this letter contains links to this website and to a range of potentially useful other websites.

We welcome the very detailed section on the history of Beckley and Stowood, but consider that much of this detail would be better in an appendix to the Plan, with just a summary in the main body of the Plan, focusing on setting the context for the parish today. In fact, the only era missing from the otherwise very comprehensive history is the present day. What is the nature of the historic environment in the parish in the 21st century?

The National Heritage List for England has 46 listed building entries for the parish, one scheduled monument and one Grade II* Registered Historic Park and Garden. Is there a list of locally-important buildings and features? Non-designated heritage assets, such as locally important buildings, can make an important contribution to creating a sense of place and local identity. Have the Oxfordshire Historic Environment Record and Oxfordshire Historic Landscape Character Assessment been consulted, the former for non-scheduled archaeological sites, some of which may be of national importance?



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The National Planning Practice Guidance states “... where it is relevant, neighbourhood plans need to include enough information about local heritage to guide decisions and put broader strategic heritage policies from the local plan into action at a neighbourhood scale. ... In addition, and where relevant, neighbourhood plans need to include enough information about local non-designated heritage assets including sites of archaeological interest to guide decisions”.

Historic England considers that Neighbourhood Development Plans should be underpinned by a thorough understanding of the character and special qualities of the area covered by the Plan. Characterisation studies can help inform locations and detailed design of proposed new development, identify possible townscape improvements and establish a baseline against which to measure change.

We therefore welcome the undertaking of the Character Assessments for the parish and the section on Character and Heritage. However, we consider that perhaps the level of detail from the Assessments included within the main body of the Plan is excessive – this detail could be included in an appendix to the Plan or kept as a separate document with just a summary in the Plan.

We also welcome the reference to the Appraisal of the Beckley Conservation Area (and the Appraisal itself), but consider that it would be helpful to say a little more about the Conservation Area; e.g. when was it designated? Has the designation been reviewed? What is its special interest (the reason for designation)?

We welcome the references to the “Areas for Improvement” identified in the Appraisal, and National Planning Practice Guidance notes that “Neighbourhood planning can inspire local people and businesses to consider other ways to improve their neighbourhood than through the development and use of land. They may identify specific action or policies to deliver these improvements”.

However, the Guidance explains “Wider community aspirations than those relating to development and use of land can be included in a neighbourhood plan, but actions dealing with non land use matters should be clearly identifiable. For example, set out in a companion document or annex”. It would be more appropriate therefore for the “Areas for Improvement” to be set out separately from the main body of the Plan.

The section of the Plan on Threats understandably considers what the local community presumably consider to be the most significant threats to the parish; the consideration of Wick Farm as a strategic housing site and the Oxford-Cambridge Expressway. However, whilst it is appropriate, indeed important, for a Neighbourhood Plan to identify and consider issues that impact or will impact on the environment and quality of life of the plan area, the detailed explanation of the Wick Road situation does seem rather excessive in our opinion for the main body of the Plan.

These are both strategic issues and therefore largely outside the remit of the neighbourhood plan. However, we note a list of issues for the Plan have been identified through public consultation. For example, is the condition of heritage assets in the parish an issue?



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The Well House at Wick Farmhouse is currently on the Historic England Heritage at Risk Register. Also, the Register does not include grade II listed secular buildings outside London. Has any survey been undertaken to ascertain whether any of the Grade II listed buildings in the parish are at risk of neglect, decay or other threats ?

We have noted the "Areas for Improvement" identified in the Conservation Area Appraisal, but has there been any other or is there any ongoing loss of character, particularly within the Conservation Area, through inappropriate development, inappropriate alterations to properties under permitted development rights, loss of vegetation, insensitive streetworks etc ?

National Planning Policy Guidance explains that *"A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared."* We consider that the policies of the Plan could benefit from some redrafting for them to comply fully with this guidance on drafting.

Paragraph 58 of the National Planning Policy Framework states *"...neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics."*

Policy 5.1.2 generally satisfies the requirement for a policy regarding the quality of development that will be expected for an area, and the character assessments and Beckley Design Guide provide the "understanding and evaluation of its defining characteristics".

We have concerns over the exhortation in the Plan to the owners of Wick Farm Barn to redevelop the listed barn to preserve it. The Plan is correct that owners of listed buildings are obliged to keep them in decent condition, so there is an obligation on the owner to maintain the barn as it is, without the need for conversion.

The use most sympathetic to the significance (importance) of a listed building is its original use. We would therefore prefer the owner to keep the barn in agricultural use or, if no longer suitable or needed for agricultural use, to consider some form of low-key storage use. Conversion to residential use is usually the most damaging to the significance of a listed barn and should therefore only be considered as a last resort. The fact that a previous application to convert the barn to a house was likely to be refused may suggest that residential conversion is inappropriate.

We would like to see a policy in the Plan specifically presuming in favour of development proposals that conserve and enhance the historic environment. We acknowledge that this is covered at a strategic level by the emerging South Oxfordshire Local Plan, but we consider that a locally-specific policy could be included



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in the Neighbourhood Plan to “*put broader strategic heritage policies from the local plan into action at a neighbourhood scale*” (National Planning Practice Guidance).

Finally, a couple of general observations. We consider that some of the language used in the Plan is inappropriate for a neighbourhood plan e.g. “*BT has proved remarkably unhelpful and expensive*” (page 11), “*unscrupulous developers*” (page 27) and the references to Oxford City Council and the owners of Wick Farm (pages 28 and 29). Historic England would not wish to be associated with such language by supporting the Plan in its entirety as currently drafted.

Also, the preparation of the Neighbourhood Plan offers the opportunity to harness a community’s interest in the historic environment by getting the community to help add to the evidence base, perhaps by inputting to the preparation or review of a conservation area appraisal, the preparation of a comprehensive list of locally important buildings and features, or a survey of Grade II listed buildings within the Plan area to see if any are at risk from neglect, decay or other threats. We would be pleased to advise further on these.

We hope you find these comments helpful. Should you wish to discuss any points within this letter, or if there are particular issues with the historic environment in Beckley and Stowood, please do not hesitate to contact us.

Thank you again for consulting Historic England.

Yours sincerely,



Martin Small
Principal Adviser, Historic Environment Planning
(Bucks, Oxon, Berks, Hampshire, IoW, South Downs National Park and Chichester)

E-mail: martin.small@historicengland.org.uk



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Appendix: Sources of Information

The National Heritage List for England: a full list with descriptions of England's listed buildings: <http://list.historicengland.org.uk>

Heritage Gateway: includes local records of historic buildings and features www.heritagegateway.org.uk

Heritage Counts: facts and figures on the historic environment <http://hc.historicengland.org.uk>
<http://www.historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/> has information on neighbourhood planning and the historic environment .

HELM (Historic Environment Local Management) provides accessible information, training and guidance to decision makers whose actions affect the historic environment. www.helm.org.uk or www.helm.org.uk/communityplanning

Heritage at Risk programme provides a picture of the health of England's built heritage alongside advice on how best to save those sites most at risk of being lost forever. <http://risk.historicengland.org.uk/register.aspx>

Placecheck provides a method of taking the first steps in deciding how to improve an area. <http://www.placecheck.info/>

The Building in Context Toolkit grew out of the publication 'Building in Context' published by EH and CABE in 2001. The purpose of the publication is to stimulate a high standard of design when development takes place in historically sensitive contexts. The founding principle is that all successful design solutions depend on allowing time for a thorough site analysis and character appraisal of context. <http://building-in-context.org/toolkit.html>

Knowing Your Place deals with the incorporation of local heritage within plans that rural communities are producing, <http://www.historicengland.org.uk/publications/known-your-place/>

Planning for the Environment at the Neighbourhood Level produced jointly by English Heritage, Natural England, the Environment Agency and the Forestry Commission gives ideas on how to improve the local environment and sources of information. <http://publications.environment-agency.gov.uk/PDF/GEHO0212BWAZ-E-E.pdf>

Good Practice Guide for Local Heritage Listing produced by Historic England, uses good practice to support the creation and management of local heritage lists. <http://www.historicengland.org.uk/images-books/publications/good-practice-local-heritage-listing/>

Understanding Place series describes current approaches to and applications of historic characterisation in planning together with a series of case studies <http://www.helm.org.uk/server/show/nav.19604>

Oxford Character Assessment Toolkit can be used to record the features that give a settlement or part of a settlement its sense of place <http://www.oxford.gov.uk/PageRender/decP/CharacterAppraisalToolkit.htm>



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APPENDIX 3.4. MARINE MANAGEMENT ORGANISATION

From: Consultations (MMO)<Consultations.MMO@marinemanagement.org.uk>

Sent: 04 December 2017 11:21

To: Ginette Camps-Walsh <camps.walsh@btinternet.com>

Subject: Consultation response- PLEASE READ

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

Kind regards,

The Marine Management Organisation

Response to your consultation

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

Marine Licensing

Activities taking place below the mean high water mark may require a [marine licence](#) in accordance with the [Marine and Coastal Access Act \(MCAA\) 2009](#). Such activities include the construction, alteration or improvement of any works, dredging, or a deposit or removal of a substance or object below the mean high water springs mark or in any tidal river to the extent of the tidal influence. You can also apply to the MMO for consent under the Electricity Act 1989 (as amended) for offshore generating stations between 1 and 100 megawatts in England and parts of Wales. The MMO is also the authority responsible for processing and determining harbour orders in England, and for some ports in Wales, and for granting consent under various local Acts and orders regarding harbours. A wildlife licence is also required for activities that that would affect a UK or European protected marine species.

Marine Planning

As the marine planning authority for England the MMO is responsible for preparing marine plans for English inshore and offshore waters. At its landward extent, a marine plan will apply up to the mean high water springs mark, which includes the tidal extent of any rivers. As marine plan boundaries extend up to the level of the mean high water spring tides mark, there will be an overlap with terrestrial plans which generally extend to the mean low water springs mark. Marine plans will inform and guide decision makers on development in marine and coastal areas. On 2 April 2014 the [East Inshore and Offshore marine plans](#) were published, becoming a material consideration for public authorities with decision making functions. The East Inshore and East Offshore Marine Plans cover the coast and seas from Flamborough Head to Felixstowe. For further information on how to apply the East Inshore and Offshore Plans please visit our [Marine Information System](#). The MMO is currently in the process of developing marine plans for the South Inshore and Offshore Plan Areas and has a requirement to develop plans for the remaining 7 marine plan areas by 2021.

Planning documents for areas with a coastal influence may wish to make reference to the MMO's licensing requirements and any relevant marine plans to ensure that necessary regulations are adhered to. For marine and coastal areas where a marine plan is not currently in place, we advise local authorities to refer to the [Marine Policy Statement](#) for guidance on any planning activity that includes a section of coastline or tidal river. All public authorities taking authorisation or enforcement decisions that affect or might affect the UK marine area must do so in accordance with the [Marine and Coastal Access Act](#) and the UK Marine Policy Statement unless relevant considerations indicate otherwise. Local authorities may also wish to refer to our [online guidance](#) and the [Planning Advisory Service soundness self-assessment checklist](#).

Minerals and waste plans and local aggregate assessments

If you are consulting on a mineral/waste plan or local aggregate assessment, the MMO recommend reference to marine aggregates is included and reference to be made to the documents below:

- The Marine Policy Statement (MPS), section 3.5 which highlights the importance of marine aggregates and its supply to England's (and the UK) construction industry.
- The National Planning Policy Framework (NPPF) which sets out policies for national (England) construction minerals supply.
- The Managed Aggregate Supply System (MASS) which includes specific references to the role of marine aggregates in the wider portfolio of supply.
- The National and regional guidelines for aggregates provision in England 2005-2020 predict likely aggregate demand over this period including marine supply.

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

If you wish to contact the MMO regarding our response please email us at consultations@marinemanagement.org.uk or telephone us on 0300 123 1032.

APPENDIX 3.5. OXFORDSHIRE CCG



Oxfordshire
Clinical Commissioning Group

Ginette Camps-Walsh,
Chairman, Beckley & Stowood
Neighbourhood Plan Steering
Committee
Oxfordshire
Email: camps.walsh@btinternet.com

Jubilee House
5510 John Smith Drive
Oxford Business Park South
Cowley
Oxford
OX4 2LH

Telephone: 01865 336717

15 December 2017

Dear Ginette

Re: Neighbourhood Plans – Beckley & Stowood 2017

The CCG commissions Primary Care services to all residents in Oxfordshire.

With the large scale housing developments planned across the District the CCG would like to make the following comments on your Neighbourhood Plan:

Any large scale housing development, notwithstanding the cumulative effect of smaller sites, will have a direct impact on our local health services, in particular the local GP's.

If the local GP practice is able to grow and expand to support the housing growth the CCG would look to both the Parish Council and the Local Planning Authority to consider supporting this new population by negotiating developer contributions. Where expansion of the existing GP practice is not viable the CCG will need to consider its options to ensure Primary Care services are available to the new population.

We note that residents at Beckley and Stowood and surrounds are supported by a number of practices, and that the population has a high proportion of elderly residents in the area.

We would welcome a reflection within the Neighbourhood Plan that any impact from housing would have a corresponding impact on the practices' ability to support their existing population. This is particularly the case with any Care Home development or Extra Care Housing, which requires considerable health input.

Transport to and from the surgeries can also be an issue, and rural loneliness a health factor. Good digital connectivity can help support remote monitoring for house bound patients.

The CCG is very keen to work closely with the Neighbourhood plans and we have a co-ordinator in your area: **Julie-Anne Howe** who can be contacted on planning@oxnet.nhs.uk.

Below is a paper prepared for the OCCG Board, which details our health needs associated with any housing development, should it go ahead.

Please do contact us if we can provide further information and support. We look forward to working with you.

Yours faithfully

A handwritten signature in black ink, appearing to read 'J. Howe'.

Julie-Anne Howe
Senior Commissioning Manager, Locality Co-ordinator
City and North East Localities

Health needs associated with Housing growth

1. Introduction

The link between planning and health is long established. The planning system has an important role in creating healthy communities; it provides a means both to address the wider determinants of health and to improve health services and infrastructure to meet changing healthcare needs. Consultation between District Councils (as Local Planning Authorities (LPAs)), public health and health organisations is a crucial part of the process.

The Oxfordshire Strategic Housing Market Assessment (2014) concluded that 93,560 – 106,560 additional homes will be needed across Oxfordshire in the period 2011 – 2031. Assuming an occupancy rate of 2.3 people per new dwelling, this equates to an additional population of 215,000 – 245,000 people, or a 35% increase from the 2011 census baseline.

NHS Property Services have estimated that an additional 128 WTE GPs and over 16,000 square metres of GP floor space would be needed to cope with this level of population growth (assuming the mid-point of the growth estimate). Given the current financial position of the NHS it is difficult to see how this will be delivered without either securing funding or infrastructure from the developers building the homes or accessing other sources of funding available to meet the demands associated with significant growth.

The sums of money potentially available are significant. Based on the mid-point of expected growth and calculations included later in this report, the level of housing expected in Oxfordshire could generate in the region of £230 million for primary care facilities from developer contributions. Depending on the size of the development, valuable land could also be made available for new healthcare premises.

This paper provides an overview of where housing growth is expected, Section 106 planning obligations and the Community Infrastructure Levy; outlines the steps that need to be taken to put the CCG in a stronger position to influence and realise opportunities in relation to housing and population growth; progress to date; and a suggested approach to securing funding and infrastructure.

2. Location of Housing Growth in Oxfordshire

Oxfordshire County Council has recently prepared a note in which they outline the expected level of growth for each district and likely locations within districts (see appendix X). In summary this is as follows:

	Local Plan Total	Nos. Built 2011/16	Yet to be Built by 2031
Cherwell	27,240	3,031	24,209
Oxford	10,762 Min.	1,371	9,391 Min
SOxon	19950*	2,732	17,220*
Vale	22,760	3,065	19,695
WOxon	15,950	1,464	14,486

* figure not agreed by SODC

3. Section 106 Planning Obligations

Section 106 of the Town and Country Planning Act 1990 (as amended by Section 12 of the Planning and Compensation Act 1991) outlines the power of a LPA to enter into a Planning Obligation with anyone having an interest in land in their area. Health is listed as one of the main service areas where monies are received through the use of Section 106 planning obligations (S106).

It is a legal requirement for planning obligations to meet the following three tests:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

S106 funding is available for capital projects only. Revenue funding towards on-going running costs is not available.

S106 agreements can be used to allow the following improvements to health facilities:

- the expansion of existing premises
- new premises
- new facilities required to compensate for the loss of a health facility caused by the development

NHS Property Services has recently advised West Kent Clinical Commissioning Group that the sum to be requested for health under S106 should be based on a

calculation consisting of occupancy x number of units in the development x £360, as set out below. This calculation was approved by the West Kent CCG Board in August. It would be reasonable to assume that the same calculation could be used for Oxfordshire.

Size of unit	Occupancy assumptions based on size of unit	Health need / sum requested per unit
1 bed unit	1.4 persons	£504 per 1 bed unit
2 bed unit	2.0 persons	£720 per 2 bed unit
3 bed unit	2.8 persons	£1,008 per 3 bed unit
4 bed unit	3.5 persons	£1,260 per 4 bed unit
5 bed unit	4.8 persons	£1,728 per 5 bed unit

NHS Property Services also advised that if the planning application doesn't specify the unit sizes in the proposed development, the average occupancy of 2.8 persons is used in the initial health calculation until such time as the size of the units are confirmed at which point the final costs/health calculation would be confirmed. For example if the proposal was for a 400 dwelling development the initial calculation would be – 2.8 persons x 400 dwelling units x £360 = £403,200.

NHS Property Services also provide advice on the indicative square meterage calculations historically used to determine the core GMS space required for a practice. Details are set out in the table below.

No. of patients	2,000	4,000	6,000	8,000	10,000	12,000	14,000	16,000	18,000	20,000
Type of Premises	A	A	B	B	B	B	B	B	B	B
Gross Internal Area Allowance	199	333	500	667	833	916	1,000	1,083	1,167	1,250

Note: Type A assumes a single storey premises

Type B assumes a two storey premises with one staircase and one lift

Source: NHS Property Services Demand Assessment Tool

4. Community Infrastructure Levy

The Planning Act 2008 introduced the Community Infrastructure Levy (CIL). CIL will replace S106 planning obligations for many forms of infrastructure, although S106 agreements can still be used for site specific mitigation measures.

CIL is becoming the preferred method for collecting pooled developer contributions to fund infrastructure and all LPAs are expected to move to CIL. The LPAs in Oxfordshire are at varying stages of introducing CIL, with consultations on CIL charging schedules taking place as processes are developed to enable third parties,

including health organisations, to bid for CIL funds. The approach to securing CIL funds is likely to vary by LPA.

CIL funding can be sought for both revenue and capital expenditure although the likelihood of securing it for revenue expenditure is low.

5. Parking Standards

Oxfordshire County Council has provided the following information on the required parking standards for new developments.

Health Centre parking standards, use class D1, the maximum requirements are:

- 1 space per Doctor or Dentist/1 space per 2 other staff/4 spaces per consulting or treatment room/1 ambulance space per Health Centre (min)
- Cycle parking 2 spaces per unit

Hospital parking standards, use class C2, the maximum requirements are:

- 1 space per Doctor or Consultant/1 space per 3 Nursing and Ancillary Staff/1 space per 3 beds/4 spaces per outpatient consulting room
- Operational Parking Space for ambulances and service lorries must be provided and will depend on the type and needs of the hospital
- 1 parking space per 10 staff

6. Progress to Date and Next Steps

The CCG is now actively engaging with the LPAs and the County Council. We are responding to planning applications, Local Plan consultations and are becoming more informally involved in a number of aspects of planning work.

Where appropriate and helpful we are tracking the growth in practice population, e.g. for the Didcot practices.

To ensure consultations are responded to in a timely manner and there is an audit trail of responses, a dedicated email inbox has been set up which all LPAs are being asked to use planning@oxfordshireccg.nhs.uk

It has been important to make LPAs aware of the current position with regard to the Transformation programme. We have advised that the Oxfordshire health economy is in the middle of a county-wide health service review, looking at the future provision of healthcare in Oxfordshire.

7. Action

The XXXX asked to

- i. note the background information relating to population growth and planning obligations; and
- ii. agree the approach to request sums for healthcare as a result of development (as set out in table 1 and table 2.

Joanne Fellows v3 DRAFT / Julie Dandridge 20/2/17

Important standards and references:

Core elements Health Building Note 00-03: Clinical and clinical support spaces
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/147845/HBN_00-03_Final.pdf

Health Building Note 00-09: Infection control in the built environment
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/170705/HBN_00-09_infection_control.pdf

Health Building Note 11-01: Facilities for primary and community care services
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/148509/HBN_11-01_Final.pdf

HBN 00-10 part A to D: includes guidance on flooring, walls and ceilings, sanitary assemblies and windows in healthcare facilities.
<https://www.gov.uk/government/publications/guidance-on-flooring-walls-and-ceilings-and-sanitary-assemblies-in-healthcare-facilities>

Heating and ventilation systems Health Technical Memorandum 03-01:
Specialised ventilation for healthcare premises
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/144029/HTM_03-01_Part_A.pdf

Heating and ventilation systems Health Technical Memorandum 03-01:
Specialised ventilation for healthcare premises
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/144030/HTM_03-01_Part_B.pdf

The Revised Healthcare Cleaning Manual (2009)
<http://www.nrls.npsa.nhs.uk/EasySiteWeb/getresource.axd?AssetID=61814>

The Workplace (Health, Safety and Welfare) Regulations 1992
<http://www.legislation.gov.uk/uksi/1992/3004/regulation/10/made>

APPENDIX 3.6. NATIONAL GRID





amec
foster
wheeler

Beckley and Stowood Neighbourhood Plan
Royal Oak House
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Beckley
Oxford
OX3 9TY

Hannah Lorna Bevins
Consultant Town Planner

Tel: 01926 439127
n.grid@amecfw.com

Sent by email to:
camps.walsh@btinternet.com

5 December 2017

Dear Sir / Madam

**Beckley and Stowood Neighbourhood Plan Consultation
SUBMISSION ON BEHALF OF NATIONAL GRID**

National Grid has appointed Amec Foster Wheeler to review and respond to development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the above Neighbourhood Plan consultation.

About National Grid

National Grid owns and operates the high voltage electricity transmission system in England and Wales and operate the Scottish high voltage transmission system. National Grid also owns and operates the gas transmission system. In the UK, gas leaves the transmission system and enters the distribution networks at high pressure. It is then transported through a number of reducing pressure tiers until it is finally delivered to our customers. National Grid own four of the UK's gas distribution networks and transport gas to 11 million homes, schools and businesses through 81,000 miles of gas pipelines within North West, East of England, West Midlands and North London.

To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect our assets.

Specific Comments

An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high pressure gas pipelines, and also National Grid Gas Distribution's Intermediate and High Pressure apparatus.

National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.

Key resources / contacts

National Grid has provided information in relation to electricity and transmission assets via the following internet link:
<http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/>

The electricity distribution operator in South Oxfordshire Borough Council is SSE Power Distribution. Information regarding the transmission and distribution network can be found at: www.energynetworks.org.uk

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amecfw.com

Amec Foster Wheeler Environment
& Infrastructure UK Limited
Registered office:
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Cheshire WA16 8QZ
Registered in England.
No. 2190074



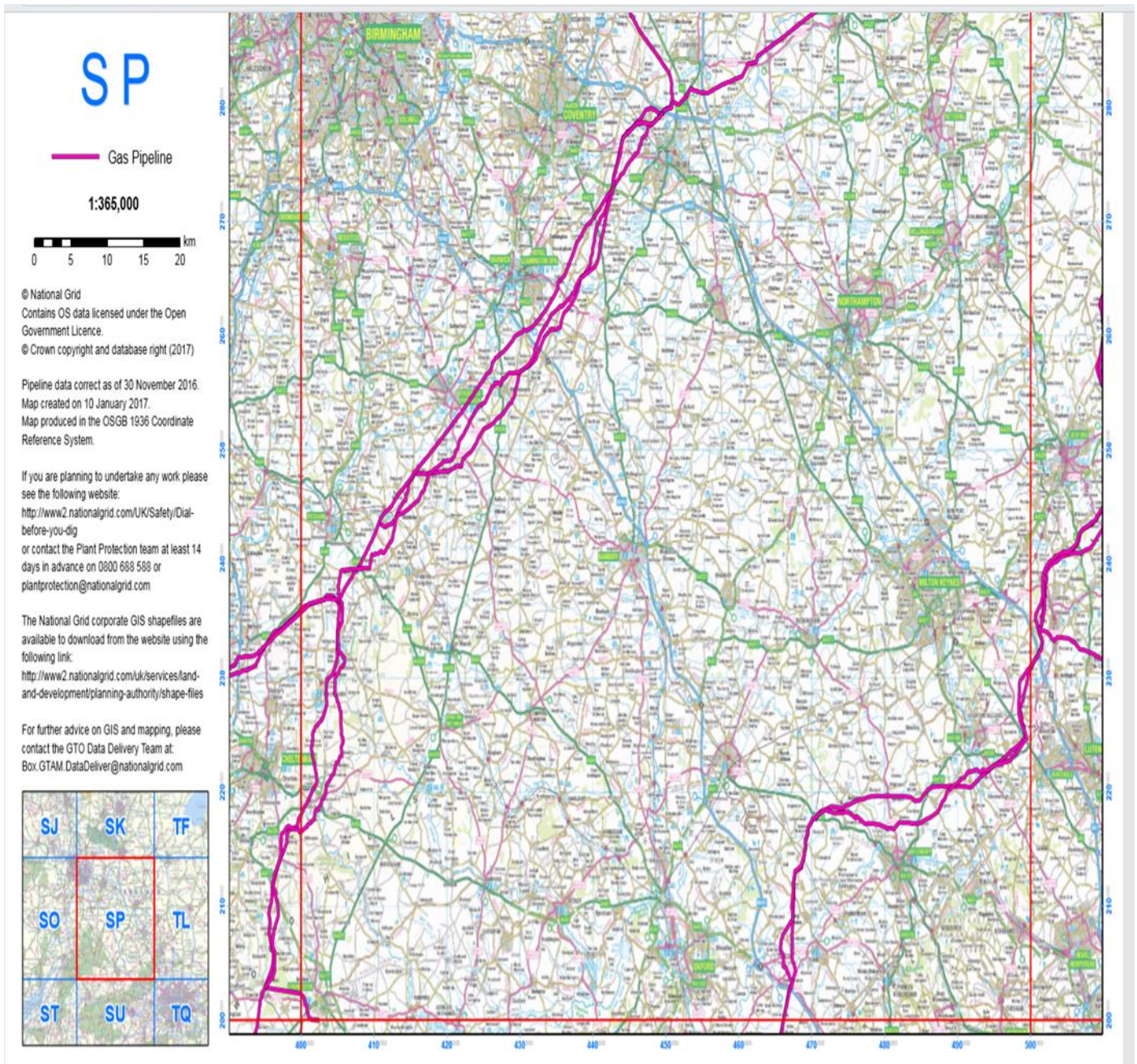
Yours faithfully

Judith Johnson
Sustainable Places team

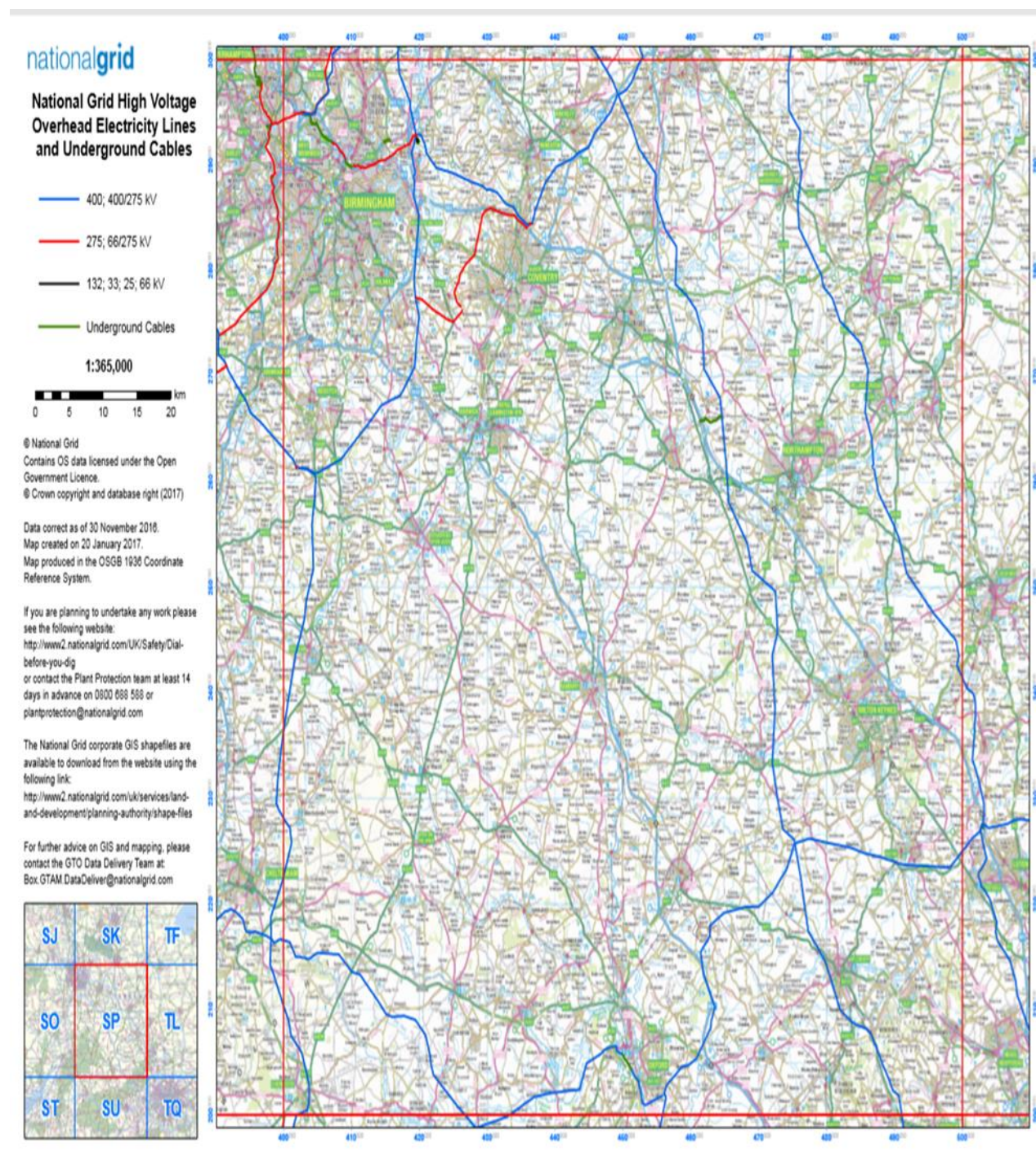
Direct dial 020 3025 9495

e-mail planning_THM@environment-agency.gov.uk

<https://www.nationalgrid.com/sites/default/files/documents/8589938516-SP%20-%20National%20Grid%20high%20pressure%20gas%20pipe%20location.pdf>



National Grid Gas pipeline near Beckley



National Grid High Voltage Overhead Electricity Lines and Underground Cables

APPENDIX 3.7. SPORT ENGLAND

From: Planning South <Planning.South@sportengland.org>

Sent: 05 December 2017 09:34

To: camps.walsh@btinternet.com

Subject: Beckley and Stowood Neighbourhood Plan Pre-Submission Consultation rund until 24th February 2018

Thank you for consulting Sport England on the above neighbourhood plan.

Government planning policy, within the **National Planning Policy Framework (NPPF)**, identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.

It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 73 and 74. It is also important to be aware of Sport England's statutory consultee role in **protecting playing fields** and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Planning Policy Statement: 'A Sporting Future for the Playing Fields of England'.

<http://www.sportengland.org/playingfieldspolicy>

Sport England provides guidance on **developing planning policy** for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.

<http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/>

Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 74 of the NPPF, this takes the form of **assessments of need and strategies for indoor and outdoor sports facilities**. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.

Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work.

<http://www.sportengland.org/planningtoolsandguidance>

If **new or improved sports facilities** are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes.

<http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

Any **new housing** developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.

In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how **any new development**, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.

Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.

NPPF Section 8: <https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities>

PPG Health and wellbeing section: <https://www.gov.uk/guidance/health-and-wellbeing>

Sport England's Active Design Guidance: <https://www.sportengland.org/activedesign>

(Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)

If you need any further advice, please do not hesitate to contact Sport England using the contact details below.

Yours sincerely

Planning Administration
Team

Planning.south@sportengland.org



Join the conversation [#thisgirlcan](https://twitter.com/thisgirlcan)



Sport Park, 3 Oakwood Drive, Loughborough, Leicester, LE11 3QF

APPENDIX 3.8. BBOWT

Berkshire
Buckinghamshire
Oxfordshire



The Lodge
1 Armstrong Road
Littlemore
Oxford OX4 4XT

Ginette Camps-Walsh
Chairman Beckley and Stowood Neighbourhood Plan Steering Committee
Beckley and Stowood Parish Council
camps.walsh@btinternet.com

By email only

23rd February 2018

Dear Mrs Camps-Walsh,

Beckley and Stowood Neighbourhood Plan Pre-Submission Consultation – BBOWT comments on consultation

Thank you for consulting the Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT) on the Beckley & Stowood Neighbourhood Pre-submission Plan. As a wildlife conservation charity, our comments relate specifically to the protection and enhancement of the local ecology on and around the parish area.

We welcome the production of the Neighbourhood Plan (NP) and can see that a lot of work has gone into the preparation of the document.

We welcome the recognition of Otmoor and Sydlings & Wick Copse in the document but note that the parish has further biodiversity interest that appears to have been missed. We therefore feel that the biodiversity interest within the parish boundary is currently not fully reflected.

Sydlings Copse is not only an Ancient Woodland and BBOWT reserve but is also designated as *Sydlings Copse & College Pond* Site of Special Scientific Interest (SSSI) for its nationally important nature conservation interest. Similarly Otmoor is not only an important RSPB reserve but parts of the site are also nationally designated as a SSSI.

The parish also includes several Local Wildlife Sites (LWS) within its boundary, i.e. *Beckley Pasture LWS*, *Constable's Piece LWS*, *Upper Park Farm LWS*, *Cookes Copse LWS*, and adjacent to the parish boundary, i.e. *Noke Wood & Sling Copse LWS* and *Otmoor LWS*.

Local Wildlife Sites (LWS) are local non-statutory designations that are important elements of the wider ecological network. In accordance with national and local planning policy development should not adversely affect the nature conservation status of such sites.

Some of the above mentioned sites are also designated as Ancient Woodlands (AW) but there is also an additional ancient woodland, *Blackwater Wood AW*, within the parish. The parish is also home to a number of priority habitats as well as protected and notable species.

In addition, the majority of the parish is covered by two Conservation Target Areas (CTAs), *Oxford Heights East CTA* and *Otmoor CTA*. CTAs have been mapped across Oxfordshire to identify where the greatest opportunities for habitat creation and restoration lie enabling efficient use of resources to deliver nature conservation benefits.

<https://www.wildoxfordshire.org.uk/biodiversity/conservation-target-areas/>.

Policy CSB1 in the South Oxfordshire Core Strategy, states that:

A net loss of biodiversity will be avoided, and opportunities to achieve a net gain across the district will be actively sought.

Opportunities for biodiversity gain, including the connection of sites, large-scale habitat restoration, enhancement and habitat re-creation will be sought for all types of habitats, with a primary focus on delivery in the Conservation Target Areas.

The highest level of protection will be given to sites and species of international nature conservation importance (Special Areas of Conservation and European Protected Species).

Damage to nationally important sites of special scientific interest, local wildlife sites, local nature reserves, priority habitats, protected or priority species and locally important geological sites will be avoided unless the importance of the development outweighs the harm and the loss can be mitigated to achieve a net gain in biodiversity.

Policies ENV2 - ENV5 of SODC's emerging New Local Plan 2033 seek the protection and enhancement of the nature conservation interest within the district.

http://www.southoxon.gov.uk/ccm/support/dynamic_serve.jsp?ID=776170511&CODE=D2E6F03567847CD279E120E088D3DB19

Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 states:

'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.'

We could see limited recognition of biodiversity in the objectives and policies of the Neighbourhood Plan and as such feel that this duty has not been adequately met.

You might find the following two guidance documents useful when preparing this section of the NP:

Community & Parish Guide to Biodiversity

http://www.bbowt.org.uk/sites/default/files/files/Community_Doc_FINAL_MEDRES.pdf,

Biodiversity and Planning in Oxfordshire

https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/environmental_planning/countryside/naturalenvironment/Wholedocument.pdf

Ecological baseline data from the Thames Valley Environmental Records Centre (TVERC) should be used, and presented within the plan (or associated documents) to ensure that ecological assets are fully recognised and any potential future developments within the area take adequate account of biodiversity.

We recommend that a map, which identifies all international, national and locally designated priority habitats and the Conservation Target Area (CTA) within and in proximity of the parish boundary is included within the Neighbourhood Plan or supporting evidence.

We also recommend that a policy is included that seeks the protection of existing habitats, species and features of nature conservation interests but also to require development to deliver a net gain in biodiversity as required by national policy and the South Oxon DC policy.

Policies on the natural environment / biodiversity have already been developed elsewhere and we include some example wording in the following paragraphs, which we hope you might find useful. You might want to consider a policy that is based on one of these but tailored to your parish.

Example policy wording from other Neighbourhood Plans

1. Bledlow-cum-Saunderton Neighbourhood Plan

Policy 10: Environment:

Development proposals must conserve and enhance designated environmental and landscape assets, especially the Chilterns Area of Outstanding Natural Beauty and the Lodge Hill and Butler's Hangings SSSIs.

In addition, any development proposals should contribute to and enhance the natural environment by ensuring the protection of local assets such as mature trees, hedgerows and woodland, and the provision of additional habitat for wildlife and green spaces for the community.

<https://www.wycombe.gov.uk/uploads/public/documents/Planning/Neighbourhood-planning/Bledlow-cum-Saunderton-neighbourhood-plan.pdf>

2. Long Crendon Neighbourhood Plan

Policy LC14: Green Infrastructure & Biodiversity

Development proposals must, where relevant by way of their location and/or type:

- i i. contribute to and enhance the natural environment;
- ii ii. ensure the protection of local assets;
- iii iii. seek to provide additional habitat resources for wildlife and green spaces for the community; and
- iv iv. protect endangered species.

Development proposals that enable the protection, enhancement or provision of new footpaths, bridleways and cycleways in and around the village will be supported, provided they accord with other policies of the development plan and have regard to the principles of the district-wide Green Infrastructure Strategy3.

Developments must deliver no net loss to biodiversity and wherever possible a net gain.

https://www.aylesburyvaldc.gov.uk/sites/default/files/page_downloads/Long%20Crendon%20Neighbourhood%20Development%20Plan%20-%20Submission%20Version.pdf

3. Watlington Neighbourhood Plan

(Sustainability Objectives (selection of those referring to the natural environment):

- *To conserve and enhance biodiversity and geodiversity, maximising opportunities for biodiversity within all new development, and paying particular attention to habitat linkage and wildlife corridors*
- *To protect and enhance the town's landscape setting and the countryside around it with special regard to the Chilterns AONB*
- *To protect the rural character of the Parish by minimising light encroachment in order to preserve dark skies*
- *To protect, enhance and manage the parish's watercourses, springs and ponds. To safeguard their margins and groundwater sources, restoring naturalised sections and creating wetland features where appropriate*

http://www.watlingtonnp.org.uk/Watlington-Neighbourhood Plan/Environmental_Sustainability_Group_15290.aspx)

4. Haddenham Neighbourhood Plan

Policy SRL3: Enhancing, Protecting and Providing new Natural Environment Habitats, Trees and Hedgerows

Proposals impacting on trees, other than those of poor quality, should be accompanied by a Tree and Hedgerow Survey and demonstrate an approach in accordance with national best practice, as set out in BS5837.

Landscaping proposals should include native species and habitats that respect the distinctive local landscape character and should seek to demonstrate a net gain in biodiversity in accordance with the Defra Biodiversity Impact Calculator.

- *Whenever possible, all new buildings must provide integrated Swift nesting features.*

- *Proposals requiring the provision of ecological information should demonstrate that they have taken BS42020 into account.*
- *Development adjacent to watercourses must retain a minimum natural habitat buffer of 12m.*

(<https://www.aylesburyvaledc.gov.uk/haddenham-neighbourhood-plan>)

We hope that you find these comments useful; should you wish to discuss any of the matters raised, please do not hesitate to get in touch.

Yours sincerely,

Haidrun Breith

Haidrun Breith
Senior Biodiversity & Planning Officer (Oxfordshire) haidrunbreith@bbowt.org.uk

Also emailed to: South Oxfordshire District Council
planning.policy@southoxon.gov.uk

APPENDIX 3.9. BLUE CEDAR HOMES



Ref: ST/JL

18 January 2018

Ginette Camps-Walsh
c/o Beckley and Stowood Parish Council
Woodperry Road
Beckley
Oxford
OX3 9UZ

clerk@beckley-and-stowood-pc.gov.uk

Dear Ms Camps-Walsh

Re: Blue Cedar Homes

I am writing to you from Blue Cedar Homes. We're a small company that builds discrete developments of homes that are purpose-designed for retirement living, allowing over-55s to retain their independence and live active lifestyles.

I am contacting you in your capacity as a representative of the Beckley and Stowood Neighbourhood Plan steering group. Our research shows that there is likely to be a relatively greater need for retirement living homes in your Neighbourhood Area in the coming years, compared to other areas in South Oxfordshire District.

We pride ourselves on taking a unique approach to the way that we select locations to build new homes and work with the local community to deliver them. We are vastly different to large housebuilders, offering a completely different product in high-quality, low density schemes that truly respond to the needs of older people and the wider community.

Rather than involving the local community immediately before or after a planning application is submitted, we believe that the best outcomes are achieved when the community leads the process, telling us what is needed and where it should be built. We can then create schemes of the highest design quality, that residents take ownership of and love.

We would love to work with your Neighbourhood Planning group to help deliver retirement living homes. I would therefore be grateful if you could let me know if you or your Neighbourhood Planning group feel that retirement living homes are something that your community is in need of and, if so, where you think that such homes could be built.

Please feel free to give me a call on 01454 201166 or send me an email at simon.tofts@bluecedarhomes.co.uk.

Yours sincerely

Simon Tofts
Planning Manager
Email: simon.tofts@bluecedarhomes.co.uk

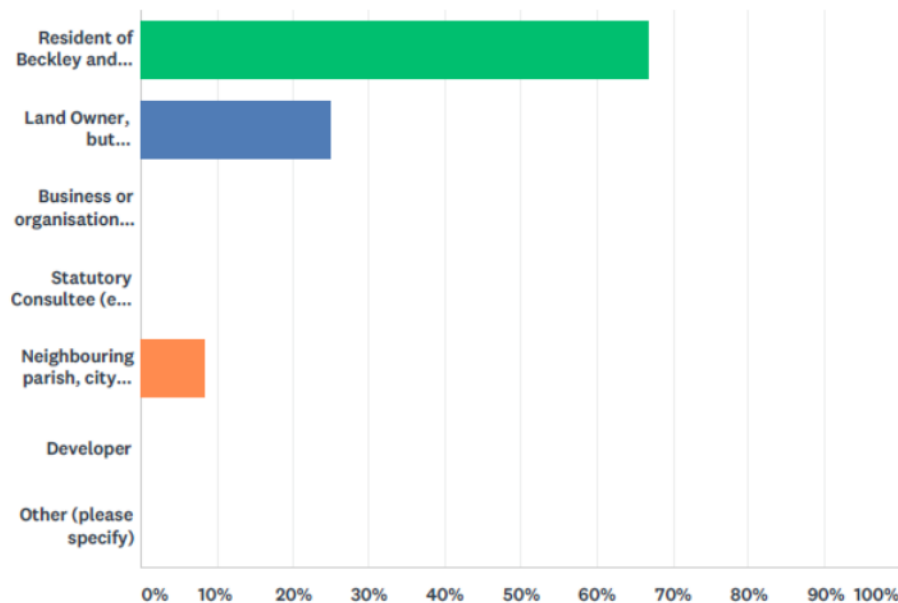
220 PARK AVENUE
AZTEC WEST
ALMONDSBURY
BRISTOL BS32 4SY
TEL: 01454 201166
www.bluecedarhomes.co.uk

APPENDIX 4.1. INDIVIDUAL RESPONSES

12 responses from Survey Monkey of which 3 were from organisations – Noke Parish Council, Wick Farming Ltd and Buswell Parks. The other responses were from individuals. There was another response via e-mail and 5 responses by letter and e-mail from residents of New Road.

Q2 Please indicate in what capacity you are responding to this consultation -

Answered: 12 Skipped: 0



RESPONDENT 1.

Q2 Please indicate in what capacity you are responding to this consultation - **Land Owner, but non-resident of the Parish**

Q3 Please use this form for your comments on the Neighbourhood Plan. Please enter the Report Section number, section sub-title and number to which your comment relates below -

Report Number and Title **5.2.1 Brown Field Sites**

Section number and sub-title **5.2.1 Brown Field Sites**

Q4 Please enter your comments below -

We support the redevelopment of the redundant Wick Farm Barns and Workshops which will have the benefit of restoring dilapidated heritage assets. We would like to see a pragmatic approach to the uses (i.e. Commercial and Care uses classes could be considered).

RESPONDENT 2.

Q2 Please indicate in what capacity you are responding to this consultation - **Land Owner, but non-resident of the Parish**

Q3 Please use this form for your comments on the Neighbourhood Plan. Please enter the Report Section number, section sub-title and number to which your comment relates below -

Report Number and Title	5.2.1 Brown Field Sites
-------------------------	--------------------------------

Q4 Please enter your comments below -

We support the redevelopment of the redundant Wick Farm Barns and Workshops which will have the benefit of restoring dilapidated heritage assets. We would like to see a pragmatic approach to the uses (i.e. Commercial and Care uses classes could be considered).

RESPONDENT 3.

Q2 Please indicate in what capacity you are responding to this consultation - **Resident of Beckley and Stowood Parish**

Q3 Please use this form for your comments on the Neighbourhood Plan. Please enter the Report Section number, section sub-title and number to which your comment relates below -

Report Number and Title	Section 3, Neighbourhood Plan Policies
Section number and sub-title	5.1.1 Development Site Criteria
Page number	89-90

Q4 Please enter your comments below -

I agree with all points listed.

Q5 Please use this form for your comments on the Neighbourhood Plan. Please enter the Report Section number, section sub-title and number to which your comment relates below -

Report Number and Title	Section 3, Neighbourhood Plan Policies
Section number and sub-title	5.1.2 Environment
Page number	91

Q6 Please enter your comments below -

I agree with all these points. In relation to 5, it would be great to bury all power cables and telephone cables, but this would be very expensive and I'm not clear who would pay. In Church Street, some residents paid to have cables buried, but others did not: so, although the landscape is improved, it's not uniform

Q7 Please use this form for your comments on the Neighbourhood Plan. Please enter the Report Section number, section sub-title and number to which your comment relates below -

Section number and sub-title	Beckley Design Guide
Page number	92 - 93

Q8 Please enter your comments below -

I strongly support each of these points, and particularly points 2, 4, 5, 6 and 12.

RESPONDENT 4.

Q2 Please indicate in what capacity you are responding to this consultation - **Land Owner, but non-resident of the Parish**

Q3 Please use this form for your comments on the Neighbourhood Plan. Please enter the Report Section number, section sub-title and number to which your comment relates below -

Report Number and Title	Beckley Neighbourhood Plan Policies
Section number and sub-title	3.5.1.1
Page number	89

Q4 Please enter your comments below -

There are some discreet but now derelict plots in the village that are too small for any productive purposes and where houses have been built around them over the years. (For example private track off Woodperry Road, and New Road near the mast) These should be considered as suitable sites for development providing they comply with the Neighborhood Development Plan Policies and Design Guidelines.

Q5 Please use this form for your comments on the Neighbourhood Plan. Please enter the Report Section number, section sub-title and number to which your comment relates below -

Report Number and Title	Beckley & Stowood Design Guide
Section number and sub-title	5.1.2
Page number	92-93

Q6 Please enter your comments below -

It would be forward thinking to see mention of encouragement for building to sustainable and ecological standards as far as possible.

RESPONDENT 5.

Q2 Please indicate in what capacity you are responding to this consultation -

Resident of Beckley and Stowood Parish

Q3 Please use this form for your comments on the Neighbourhood Plan. Please enter the Report Section number, section sub-title and number to which your comment relates below -

Report Number and Title

Plan Policies Section 3

Section number and sub-title

Para 5.1.2 design guide

Page number

5-7

Q4 Please enter your comments below -

In general I find these policies well considered and am supportive of them

Q5 Please use this form for your comments on the Neighbourhood Plan. Please enter the Report Section number, section sub-title and number to which your comment relates below -

Report Number and Title

Plan Policies Section 3

Section number and sub-title

5.1.3 definition of Village

Page number

Page 8

Q6 Please enter your comments below -

It seems correct to attempt to assist developers by guiding on the extent of the boundary. The boundary shown seems generally sensible but in my view needs a little fine tuning. It is difficult to see why some fields to the north of the high street and down church lane and to west along Common Road are included. Likewise why one or two houses are within the boundary of the Village but immediately adjacent houses are outside. That said, the approach seems very sound.

Q7 Please use this form for your comments on the Neighbourhood Plan. Please enter the Report Section number, section sub-title and number to which your comment relates below -

Report Number and Title

Plan Policies Section 3

Section number and sub-title

5.1.4 protection of peaceful environment

Page number

Page 10

Q8 Please enter your comments below -

For what it is worth, as the nearest neighbours of the rifle range, whilst we can hear noise it is not intrusive. It is a use which must be supported.

Q9 Please use this form for your comments on the Neighbourhood Plan. Please enter the Report Section number, section sub-title and number to which your comment relates below -

Report Number and Title

Plan Policies Section 3

Section number and sub-title

5.2.1 brown field sites

Page number

10-11

Q10 Please enter your comments below -

The comments made appear to make good sense.

RESPONDENT 6.

Q2 Please indicate in what capacity you are responding to this consultation - **Resident of Beckley and Stowood Parish**

Q3 Please use this form for your comments on the Neighbourhood Plan. Please enter the Report Section number, section sub-title and number to which your comment relates below -

Report Number and Title	Section 2 A vision for Beckley
Section number and sub-title	1. Vision Statement and Core Objectives- Beckley Design Guide
Page number	87

Q4 Please enter your comments below -

11. Solar panels should be allowed where required to maximise their efficiency

Q5 Please use this form for your comments on the Neighbourhood Plan. Please enter the Report Section number, section sub-title and number to which your comment relates below -

Report Number and Title	5.1.3 Definition of the Village
Page number	94

Q6 Please enter your comments below -

The entire village should be included in the Plan. There should be no village boundary shown in the Plan

RESPONDENT 7.

Your organisation (if a business or statutory consultee)	Noke Parish Meeting
----------------------------------------------------------	----------------------------

Q2 Please indicate in what capacity you are responding to this consultation - **Neighbouring parish, city or district council**

I reviewed the Report on behalf of Noke Parish Meeting and can confirm we have no issues with the Document. We wish Beckley and Stowood the best of luck.

RESPONDENT 8.

Q2 Please indicate in what capacity you are responding to this consultation -

Resident of Beckley and Stowood
Parish

Q3 Please use this form for your comments on the Neighbourhood Plan. Please enter the Report Section number, section sub-title and number to which your comment relates below -

Report Number and Title

NP Section 1.2. Character, Opportunities, Threats

Section number and sub-title

3.3.5. SODC's Emerging Local Plan 2033 Second
Preferred Options

Page number

36

Q4 Please enter your comments below -

Please continue to oppose removing the Wick Farm area from the green belt and allowing development in that area. Apart from the destruction of the scenic area between Oxford and Beckley, there is the practical matter of the roads in this area being unable to cope with the additional traffic that such a development would generate.

RESPONDENT 9.

Q2 Please indicate in what capacity you are responding to this consultation -

Resident of Beckley and Stowood
Parish

Q3 Please use this form for your comments on the Neighbourhood Plan. Please enter the Report Section number, section sub-title and number to which your comment relates below -

Respondent skipped this question

Q4 Please enter your comments below -

I worked on the plan and am thankful for the hard work and giving of time and energy that has brought it to where it is. I am eager for it to be put into official capacity so it could have an influence on new construction and redevelopment.

RESPONDENT 10.

Q2 Please indicate in what capacity you are responding to this consultation -

**Resident of Beckley and Stowood
Parish**

Q3 Please use this form for your comments on the Neighbourhood Plan. Please enter the Report Section number, section sub-title and number to which your comment relates below -

Report Number and Title

1.2 Character Constraints Opportunity Threats

Section number and sub-title

3.3.6 Oxford to Cambridge Expressway

Page number

38

Q4 Please enter your comments below -

This aspect of local planning is, by far, the greatest threat to our local environment. The option of a route between Beckley and Stanton is to be resisted at all costs. How a Road which would appear to cut through Shotover Country Park and Otmoor can be considered after the M40 route was diverted previously we fail to understand. Whilst the loss of farmland is to be regretted, the loss of 2 publicly accessible open spaces would disastrous.

One aspect which needs to be considered is the incidence of fog over Otmoor during winter months. Thus, an accident 'Black Spot' would be designed in!!!

Q5 Please use this form for your comments on the Neighbourhood Plan. Please enter the Report Section number, section sub-title and number to which your comment relates below -

Report Number and Title

Neighbourhood Plan Policies

Section number and sub-title

Section 2.10.1 and 2.10.2

Page number

3

Q6 Please enter your comments below -

It is important that some development is allowed to bring younger families into the village and also to provide for 'downsizing'. This could be encouraged as a local need.

RESPONDENT 11.

Q2 Please indicate in what capacity you are responding to this consultation - **Resident of Beckley and Stowood Parish**

Q3 Please use this form for your comments on the Neighbourhood Plan. Please enter the Report Section number, section sub-title and number to which your comment relates below -

Report Number and Title	5.1.3 Definition of the Village
Page number	94

Q4 Please enter your comments below -

It makes sense to define the boundary of the village/settlement since that boundary is critical in deciding where infolding might be allowed. It may be better to drop the phrase "built-up" as that seems to confuse the planners.

Q5 Please use this form for your comments on the Neighbourhood Plan. Please enter the Report Section number, section sub-title and number to which your comment relates below -

Report Number and Title	Overall
-------------------------	----------------

Q6 Please enter your comments below -

The plan gives a valuable overview of the village and provides useful guidance to those who are thinking of undertaking development in the parish.

It defines design and planning matters in more detail than national and local policies, while remaining consistent with them.

RESPONDENT 12.

Q2 Please indicate in what capacity you are responding to this consultation -

Resident of Beckley and Stowood Parish

Q3 Please use this form for your comments on the Neighbourhood Plan. Please enter the Report Section number, section sub-title and number to which your comment relates below -

Report Number and Title

Beckley & Stowood pre-submission consultation

Section number and sub-title

Section 2 4.2 and 4.3 and 3 5.1.1 and 5.1.2.

Page number

84 onwards

Q4 Please enter your comments below -

The Neighbourhood Plan has given us, the residents, the opportunity to think about how we want the parish to develop, how it has developed up until now and what we want for the future. The development has been essentially down to SODC Planning Officers and the village of Beckley has not developed well, especially in recent years. There have been a number of new developments that are overcrowded, the buildings have been overbearing to the houses either side and nearby, the sizes have not been in line with building regulations for the Green Belt and have been too large and they are not in keeping with the surroundings. e.g. a bungalow was replaced with a 3-storey large house with a flat roof. The only house in the parish with a flat roof. It is not in keeping with the village. There have been too many other similar planning approvals. I think the Development Site Criteria and Design Guide, although very good need beefing up to ensure that all new developments must be in keeping with their surrounding i.e. not higher, not larger than original building + 40% from 1943 - this has been consistently ignored by SODC Planning Officers. So a good job, but please beef up the planning regulations within the Neighbourhood Plan so SODC Planning Officers have to abide by them and do not grant planning permission for inappropriate over large houses as they have done in the past. SODC Planning Officers also allowed a single bungalow to be replaced by 2, 4 bedroomed 2 storey houses in Bungalow Close and then refused planning permission for another bungalow in the same road to add some bedrooms on another floor! Do they make it up as they go along? This sort of random non-compliance with no constituency or respect for the Green Belt regulations must not be allowed to continue.

Q5 Please use this form for your comments on the Neighbourhood Plan. Please enter the Report Section number, section sub-title and number to which your comment relates below -

Section number and sub-title

Section 3 5.1.3.

Page number

94 onwards

Q6 Please enter your comments below -

In a recent planning application refusal, SODC Planning Officers cited as a reason that the building plot, which had previously had planning permission, which had lapsed, was outside the village boundary. When asked where the village boundary was, the Chief Planning Officer declined to say. It is apparently a secret that they can use at random, when they feel like it. This is not acceptable. The residents via the Neighbourhood Plan need to decide where the village boundary lies and it must not be kept a secret. New development has been confined to ever more dense development within one small area - along the Woodperry Road. This in itself detrimentally affects the openness of the Green Belt and is an unofficial policy that SODC Planning Offices have decided upon unilaterally. It means that any new development will mean knocking down existing houses along Woodperry Road and putting up more houses on already over crowded sites so it will look like town housing, rather than a village. There is a lot of land down the track that leads south directly from Woodperry Road where some of the land owners want to build houses. These could not been seen from anywhere else and it would be a sensible place to build new houses, so this should be allowed by defining the village boundary outside this area, so it can be developed.

Q7 Please use this form for your comments on the Neighbourhood Plan. Please enter the Report Section number, section sub-title and number to which your comment relates below -

Section number and sub-title	Section 3 5.2.1
Page number	96

Q8 Please enter your comments below -

It is very sensible to encourage redevelopment of endangered listed barns and farm yards no longer used for agriculture. Other brown field sites should be added.

Q9 Please use this form for your comments on the Neighbourhood Plan. Please enter the Report Section number, section sub-title and number to which your comment relates below -

Section number and sub-title	Section 3 5.3.
Page number	97

Q10 Please enter your comments below -

I would very much welcome the removal of overhead cables and wiring from all over the parish. It is unsightly not just in the old part of the village, but everywhere. BT pays their sub-contractors by the pole, so they put up as many as possible. They are very ugly. Main gas would be brilliant - please pursue.

APPENDIX 4.1.1 – E-MAIL RESPONSE

Firstly, I consider the substantial body of work that you and your team have produced is impressive but too voluminous for me to read in its entirety.

I note the survey results but remain of the view that social engineering is undesirable, unsustainable and has no place in villages. Market forces should be allowed to dictate how small village conurbations evolve regardless of dwelling size or number of storeys.

I very much believe in the preservation of the green belt as a means of maintaining areas of undeveloped land between conurbations such that they are prevented from merging. I do not believe that the intention of the green belts was such that they have “fingers” within conurbations.....this is a lazy interpretation by Planning Departments to suit their own agenda. What is an acceptable buffer of green belt between conurbations? Clearly it will vary considerably. I understand the driving force that has led to seeking to define the limits of “Beckley Village” but I am uneasy about how tight the red line has been drawn. I believe it needs to be much looser to enable the village to grow organically without undue infilling.....there are some obvious infilling sites that in the past have been denied development under the banner of “within the green belt” which I believe to be ridiculous.....a couple of sites along New Road would be cases in point. I do support the concept of maintaining views and open spaces so as a generalisation I would not be supportive of development of existing gardens nor the demolition of one property to be replaced by multiple properties. Hence my belief that the interpretation of the “Beckley Village” should be much looser. The Abingdon Arms is a community facility and we have a very substantial village hall both of which would probably benefit if the population of Beckley Village was larger than it is today. Nonetheless the concept of the green belt would be lost if adjacent parishes were to allow development to the extreme edges of the adjacent borders of their parishes. There needs to be some controlled expansion of the village but not to the parish boundaries. Consultation with adjacent parishes might help.

Buses.....no strong view although I doubt that a bus service to many rural villages is a viable proposition.....another reason to be opposed to affordable/social housing.

I support the essence of the “Beckley Design Guide” but the clue must be in the word “guide”. This should not be without flexibility.....every scheme deserves to be considered on its merit.....Beckley should not become a living museum.

Traffic.....??????.....there is a certain conflict of interest if we want a thriving Abingdon Arms, a sustainable village school and a village hall with a utilisation that makes it at the very least revenue neutral. Housing stock is hardly a pertinent factor.

Schools.....In my judgement the school in Beckley needs to be relocated. The buildings and land should be sold to be replaced with houses. The school could conceivably be relocated to land adjacent to the recreation ground/village hall with the Parish granting licence for the recreation ground to be a shared facility with the school.

Mains Gas.....obviously this would offer an additional option for a source of energy but I think I would be correct in saying that over the 41 years that I have lived in Beckley oil has been by far the cheapest source of energy. I am content to stick with oil.

Cables.....underground is desirable but probably cost prohibitive.....not a priority for me.

Do we want street furniture?.....coordinated or otherwise.

As I said previously.....good work.

Further to my email of 03 January 2018 and the meeting in the Village Hall Tuesday 06 February 2018 I have concluded that there should not be a defined Village Boundary and certainly not the one on offer to date.

APPENDIX 4.2. NEW ROAD RESPONSES

APPENDIX 4.2.1

Sent: 24 February 2018 19:01

To: camps.walsh@btinternet.com

Subject: Village Plan

Dear Mrs Camps-Walsh

Please take the following comments forward for the consultation process on the village plan.

1. I believe it is unnecessary to establish a village boundary. It is not required by the planning process and is more likely to confuse rationale judgement on further development.
2. I believe that it is inappropriate to suggest that New Road is a suitable site for further development. This suggestion has been explored formally over the last two years and an initial decision by SODC and a review on appeal by a planning inspector have both given good reasons of which the Parish Council is very well aware that suggest this is a poor site. It does not fulfil the criteria for infill (The description of infill given suggest that this would be the case irrespective of any village boundary designation) and the road access is inadequate. That planning refusal further noted that even a modest bungalow development on the site would not be appropriate.
3. From the general village perspective expansion to the South of Beckley is illogical. The only threat to the separate identity and nature of Beckley is if it should coalesce with Barton and Oxford. Deliberately narrowing the gap between developments extending North from Barton and South from Beckley would seem to be folly. Should the end product of the Village Plan be to have a façade along New Road similar to that of Woodperry Road then the presentation of the village to those approaching from Oxford would have changed markedly; with the apparent development spreading significantly South into an area of otherwise rural appearance.

Thank you for consideration.

Yours sincerely

Beckley

APPENDIX 4.2.2.

SAT 17 FEB 2018
Saturday 17th February 2018

Dear Mr Scott,

I am writing to you in your role as chair of the Parish Council, to draw to your attention to the disappointment, anger and distress, experienced by the residents of New Road concerning the proposed establishment, of what appears to be an unnecessary, purely strategic and, from our point of view, vindictive village boundary. When Mr Wilson recently applied for planning permission for a piece of land along this lane, we approached the Parish Council and were told they did not express a view to the SODC. Subsequently, the application was rejected and the approach to appeal also unsuccessful.

Although on the surface, the available empty plots along this lane, once intended for small single storey dwellings with large garden allotments may seem ripe for development; times have changed. All the original properties have been extended (in accordance with greenbelt regulations) and the undeveloped plots, who's planning rights lapsed long ago, are now overgrown, wildlife sanctuaries with a history of planning application rejection.

New Road is already eroded by the considerable amount of traffic passing along to; the six existing dwellings, the farm buildings with light industrial storage use at the end, owned by Fox Hill Farm and the Mast (not only processing digital transmission for the BBC but also housing multiple mobile phone hubs). It is in our opinion, and in a recent High Ways Authority report, at capacity.

As all the driveways pose blind exits onto our lane, we have all experienced potential accidents when leaving our homes. We all regularly have to reverse in or back out from our drives when leaving or returning back home. The split dual road exit with the Sand Path is also hazardous and with further development down there it would be essential to create a wider more urban looking road way. Already the track which was once a sandy path down to the village has become an established lane, hazardous at both ends – Roman Way (on a bend) and our lane and New Inn Road at the other.

We were the last house to have substantial building work and this posed annoying complications. The farmer removed fences and allowed access through a side field onto our property. This was only possible because we are an end house. There are often issues of getting wide vehicles along here and any building work would be problematic for access.

Unlike the heart of the village, we are not on mains drainage or gas. We regularly experience electrical interruptions because of the high aspect and the electrical supply and piecemeal electrical installations make living along here complicated – something I am sure the electricity supplier would confirm. From the point of view of all amenities, there must be better served areas in Beckley suitable for development. The back of Church Street perhaps? But NO – this was bought by the residents to protect their rural aspect. This is what living in Beckley represents for most of us... living in the country, with fields and narrow lanes.

Just as Church Street bought their field, it was mooted by several that Mr Wilson sell his plot. He declined to do so, admittedly development would be more lucrative. He proved his attitude to nature by chain-sawing established trees and clearing the entrance before approaching an inspection. We have photographic evidence of this. Currently we have deer, badgers, rabbits, foxes, owls, woodpeckers and diverse other wildlife that come and go from these areas that The Village Plan earmarks for building.

Entering Beckley often means driving past New Road. We currently, according to the planners, do not *constitute infill*. Another reason for rejecting further development was maintaining the Greenbelt ethos and accepting (and in our case celebrating) the haven for wildlife and rural outlook these green areas (the undeveloped plots) provide. Not only for us, but for the whole village. Basically, by establishing the village boundary at New Road, without the courtesy of contacting the residents along here, or soliciting their views, the future of driving into Beckley and walking out of the village will become more urban. We are not a natural boundary. There has been development behind Woodperry Road, an area better accessed and nearer to mains drainage etc. I for one, would not wish to see New Inn Road further developed and in creating this new village boundary, you push Beckley further south towards the encroaching urban sprawl of estates around Bayswater and Barton and risk losing Beckley's rural charm.

It seems sad, that this Village Plan, no doubt constituting a huge amount of time and effort, is not asking for representation from the areas of the village it is singling out for change. As a group of residents we probably constitute some of the families that have lived in Beckley the longest, with a combined residency of over 250 years! It is not unreasonable that our voice is heard. And after at least three building applications have been rejected on New Road by SODC, it seems odd that a village plan should recommend building in that area. Why is this the case? And why, when it is not required, do we need to establish a village boundary?

Yours Sincerely,

APPENDIX 4.2.3.

20th February 2018

Beckley & Stowood Parish Council

and

Ginette Camps-Walsh

Dear Sirs,

Beckley Neighbourhood Plan

Re the above, I would make the following points for your consideration.

- From the plan I understand that there has never been a village boundary. If this is the case how can one be arbitrarily generated.
- Also, from the plan the whole village is and will remain in the green belt and be subject to green belt planning policy. This has been demonstrably inconsistent as can be seen by the ribbon development of large houses along the Woodperry Road replacing very small properties on large plots vs strictly controlled development elsewhere including New Road and Sand Path where the Green Belt policy of maximum 40% increase in volume has been strictly enforced. If as the plan suggests these areas can now be developed how can we be sure that the same inconsistencies will not be applied, namely more black square boxes and large houses as at the bottom of the Sand path already.
- It appears to be suggested that by generating a 'village boundary' along New Road limited infilling will only be allowed here but logically it will also allow infilling on Sand Path and across the fields at the end of the lane which comes from the Woodperry Road at Appletree House.`
- I believe it is very dangerous to suggest ANY incursion into the green belt. It will in my view be the thin end of the wedge and all manner of speculative developments will follow with the planners following their own agenda as to what will be allowed.
- In particular there could be additional infilling at the White House end of New Inn Road and elsewhere along the Horton Road. There are already three new mansions at the White House and developments in progress at Sandy Warren, New Road and Cornerways, Horton Road. This is also Green belt but it appears to make no difference to the planners. This whole area to the South of Beckley village will be at risk with numerous brown field opportunities and vacant plots available for development.
- The last planning application in 2016 for infilling in New Road was rejected. The reasons for rejection are on public record and have not changed. Why should generating a village 'boundary' change the reasons for this rejection as the area is still within the green belt.

I ask that you please consider these point when the neighbourhood plan is discussed.

Yours faithfully,

APPENDIX 4.2.4.

Sent: 12 February 2018 11:05

To: Ginette Camps-Walsh <camps.walsh@btinternet.com>

Cc: clerk@beckley-and-stowood-pc.gov; planning@southoxon.gov.uk

Subject: Village plan Village Boundary

I wish to object to the creation of a village boundary map. I am led to believe that this is not necessary as part of a Development Plan and is not a requirement. The following points are of concern to me:

1. I filled in a feedback questionnaire but I don't believe that included a village boundary question.
 2. I would like to know what the consultation was and who decided where the boundary line went. I feel that the Parish Council need to be transparent about this.
 3. I obviously have an interest in this and the implications for planning issues for New Road and the rest of the village.
 4. I am concerned about the village creeping southward and joining up eventually with the Bayswater Road area.
 5. Finally on looking at a map it seems obvious to me that the land south of Woodperry Road does not constitute part of the built up area of the village. Indeed South Oxfordshire Planners described new Road as recently as late 2015 as "an isolated ribbon of development," lying "outside the village of Beckley." (planning application appeal refusal P15/S2462/FUL)
- The same planning response states, "The appeal site is located amongst a small cluster of residential properties located in the Green Belt south of the village of Beckley. It forms a part of a small ribbon of development outside the main settlement boundary and neither forms part of the village itself nor can it be said to be part of an otherwise built up frontage"

For the above reasons I would like this to be considered a formal response to the consultation and be treated as such.

I look forward to a response/feedback.

Yours faithfully

APPENDIX 4.2.5.

G.Camps-Walsh/Village Development Plan Group
cc Beckley Parish Council,
South Oxfordshire District Council.

To all concerned,

We were unable to attend the meeting (6th Feb) in the village hall but would like the following strong opinions to be considered.

- a) We note with thanks the amount of hard work which has gone into the plan so far.
- b) We would like to object strongly to the creation of any village boundary and cannot recall this creation being part of the initial survey.
- c) Should the majority of the village feel the need for a village boundary we would suggest that the obvious southern part of that boundary should go straight along the bottom of the gardens of Woodperry Road. It is very obvious from the map that Sand Path and the housing south of Woodperry Road is sparse and not part of “the built area of the main village” and we feel that allowing the village to sprawl towards the south is not a good idea.

Please consider this our feedback to the consultation document.

Yours Faithfully,

APPENDIX 5. MINUTES FROM THE PUBLIC MEETING

Minutes of Public Meeting 6th February 2018: Consultation on Draft Neighbourhood Plan

The meeting was well attended and commenced with a slide show presented by Ginette Camps-Walsh to go through the salient points of the neighbourhood plan and the process involved in producing a neighbourhood plan.

The floor was then opened up to questions from members of the audience.

Issues:

New Road

A number of occupants of New Road raised concerns that New Road was being brought within the village boundary. There is no requirement by SODC to define the village boundary and it would appear to be an attempt to encourage planning on New Road. In previous planning applications the openness of the surroundings has been mentioned as an objection to planning. Additionally, the Planning Inspector commented that development of New Road would lead to harm to the greenbelt.

We are unable to designate any development sites within the village plan and thus any future applications for New Road would still be subject to the normal rules on greenbelt, infilling etc

The response we received to our initial consultation on planning was that Beckley should take its fair share of development. The committee had a walkabout around the village and it was clear that there are areas within the village where properties could be built, meeting the design criteria without detrimentally affecting others.

Views

A query was raised as to whether there was a right to a view. Rachel from SODC clarified that views that can be seen from the public realm can be protected – thus the view from Woodperry Road could be protected.

Detail in Design Guide

A Parish councillor from Stanton St John said that he had concerns over our design guide. In Stanton St John they have deliberately gone into the minutiae for instance specifying what materials should be used for any curbing. It was pointed out that the curbing in SSJ had been carried out at the control of the village. Also, the only curbing in Beckley is on High Street and therefore limited.

Burying Cabling

Whilst some cabling in Church Street has been buried underground this had to be carried out at the cost of the residents. Further up Church Street householders were unable/unwilling to pay which is why the work has not been carried out.

The cabling in Stanton St John has been buried underground. This was a huge project and was carried out with the assistance of grants. The grant applications must be made before any of the work is carried out. The grants are only applicable to Conservation Areas.

Verges

The grass verges within the village have been eroded over the years and it seems impossible to preserve them. Can the Neighbourhood Plan assist with this and have the Parish Council considered reinstating them. The verges are owned by the council and their permission would be required.

Woodperry Road

The issue of historic development on the Woodperry Road was raised. The anomalies in terms of planning decisions on the Woodperry Road is one of the reasons for trying to put a Neighbourhood Plan in place. Nothing can be done about the decisions that have been made in the past but the Neighbourhood Plan should stop future unsuitable developments.

Infilling

It was asked whether the Neighbourhood Plan could change infilling policies. The answer to this is no as this is something covered by the Local Plan and Neighbourhood Plan cannot alter public policy

Legal Status of the Neighbourhood Plan.

Once in place the Neighbourhood Plan becomes part of the overall development plan for the area and has to be taken into consideration when looking at planning applications. The plan at present carries no weight but it will acquire more weight as it goes through the process until the point that a public vote is carried out and at that point if it receives 51% of votes or more then it has full legal status.

Neighbourhood plans are normally designed to last approximately 20 years although they can be reviewed during that period. In practice most neighbourhoods review their plans every 5 years. Thame is currently on its second neighbourhood plan. If there are specific issues in the intervening periods then these can be looked at.

Farming and business.

It was pointed out that our plan does not deal much in terms of farms within the Parish. Farms are potentially one of the biggest challenges for rural challenges due to diversification into light industry. It was raised as to whether this should be addressed further within the plan.

In terms of businesses we did contact businesses but got no feedback. A decision was made to concentrate on housing as there is very little commerce in the Parish.

Timescale

There is no definitive timescale for getting the neighbourhood plan in place. There are various stages which need to be gone through each of which takes some time. There are also varying factors, for instance some Parishes have gone through 2 pre-submission consultations which has impacted the time frame. The formal examination process itself can take at least 2 months. Certain notice periods are also required for the referendum. From this point we are still looking at a number of months.

The meeting concluded with a discussion about the new Cambridge Expressway. One of the proposed routes appears to skirt Beckley. Ginette asked for volunteers for a committee to look at objecting to the proposal.

APPENDIX 23. COMMENTS ON ECOLOGY LAND NORTH OF BAYSWATER BROOK (LnBB)

From David Rogers, MA, D.Phil. (Oxon)

Professor of Ecology (retired)

Fellow of Green College

With additional contributions from

Stephen A. Harris

Druce Curator of Oxford University Herbaria

Department of Plant Sciences

University of Oxford

South Parks Road

Oxford

OX1 3RB

Submissions to SODC from both BBOWT and Natural England emphasise how special is the SSSI of Sydling's Copse and College Pond, and how susceptible it would be to development of the Land North of Bayswater Brook (LNBB):

"Sydling's Copse and College Pond SSSI/BBOWT nature reserve is a gem, and is amongst the finest sites for wildlife in Oxfordshire. It hosts a diversity of habitats including irreplaceable habitats such as lowland fen and ancient woodland. The allocation (STRAT13) comes immediately adjacent to the SSSI/reserve in places, and otherwise is in close proximity to it."

"Proposed modification: Policy STRAT13 Land North of Bayswater Brook and its associated text to be removed in its entirety from the South Oxfordshire Local Plan."

BBOWT submission to SODC on or before 18/02/2019

"Site Allocations

***North of Bayswater Brook allocation:** Natural England consider this allocation to be unsound, an assessment would be needed to demonstrate that 1,100 homes can be allocated here without impacts on the SSSI from hydrological changes or recreational pressure."*

"Our concern relates to both the potential for the residents of the proposed 1,100 homes to increase recreational pressure on the SSSI, as well as the potential effect of increase accessibility of the SSSI to existing residents of Oxford as a result of the development."

Natural England to SODC by email, 15/02/2019

Despite its relatively low population density compared with other regions in the South East, Oxfordshire has only 2% by land area of SSSIs, compared with a national average of 8%, and a mainland European average of 12%. We have a duty of stewardship of such areas.

Sydling's Copse & College Pond SSSI is a unique collection of very different habitats that arises from a combination of the geology, topography and hydrology of the area. It is clear from the BBOWT submission that considerable active management (e.g. via seasonal grazing) is involved in maintaining this unique collection. It is also clear that increased pressure from recreational walkers could seriously affect the habitats there.

These issues were first raised during the development at Barton Park, the promotion of which offered

“strong connections between the new neighbourhood (i.e. Barton Park) and Barton, Northway, Old Headington and the adjoining countryside” (Barton Area Action Plan 2012, p.5).

A map in that plan (Figure 1, here) made it clear that the ‘adjoining countryside’ was the Land North of Bayswater Brook and beyond.

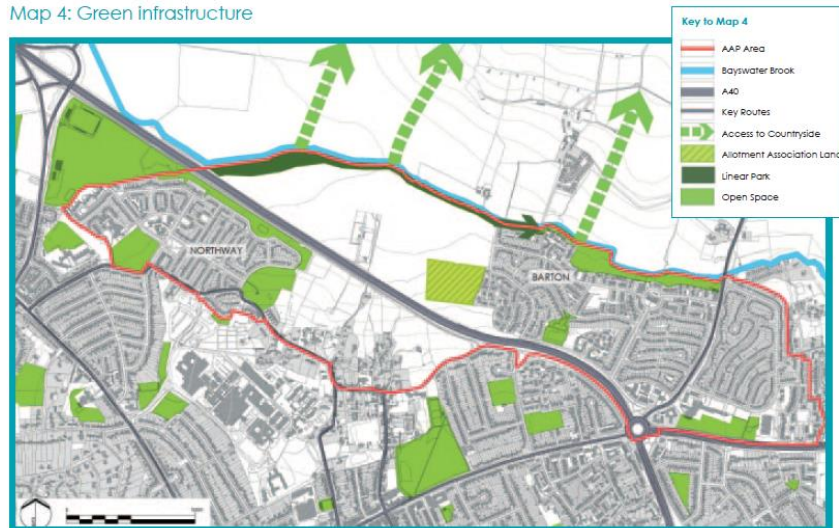
STRAT13 brings the town closer to the countryside and threatens Sydling's Copse & College Pond even more, an SSSI singled out in Wild Oxfordshire's ‘State of Nature in Oxfordshire 2017’ as ‘having lost a great number of species...’.

The AECOM ecological assessment of Sydling's Copse & College Pond appears to acknowledge the unique flora and habitats of the SSSI, but does not comment at all on the fauna that includes the increasingly rare freshwater crayfish (*Austropotamobius pallidipes*), on the IUCN Red List of threatened species, over 300 species of moths, and a variety of aculeate Hymenoptera (bees, ants, wasps etc.) to be found among the different habitat types there.

In the mitigation hierarchy to protect wildlife from damage (avoid; minimise; rehabilitate/restore; and, finally, offset unavoidable impacts) it is difficult to see how more could be done to rehabilitate the habitat; and impossible to imagine how such a unique collection could be offset elsewhere. This leaves only the ‘avoid’ and ‘minimise’ strategies, on which the AECOM Report concentrates. It does so in three ways. First it claims there are very few visitors anyway (i.e. there is nothing to be avoided); second it suggests minimising any additional harm by restricting access; and third it offers

Fig. 1. Map 4 from the Barton Area Action Plan 2012. Access to the countryside was promised to the residents of both Barton and the proposed Barton Park development (green arrows). The area covered by the green arrows will be developed if SODC STRAT13 is retained.

Map 4: Green infrastructure



to distract potential visitors to the SSSI by creating some form of managed green area in the northern part of STRAT13.

The map in the Annex here shows the situation on the ground.

1) Visitor numbers to the SSSI

The AECOM Report falsely claims there are few visitors to this SSSI. AECOM's single site visit was in winter when few visitors were noticed. It also refers to a visitor survey of the Nature Reserve, carried out between 2014 and 2017 by Footprint Ecology, from which it claimed that the

'number of people which (sic) visit the Site is low and that not a single person accessed Sydling's Copse from the College Pond end during the survey period.' (AECOM Report, p. 11).

Footprint Ecology's website (<https://www.footprint-ecology.co.uk/>) has available online the results of more than 60 Visitor Surveys that it has carried out, none of which concerns this SSSI. Using all appropriate search terms on its website produces no 'hits' for Sydling's Copse'. If Footprint Ecology did, in fact, carry out a visitor survey at an early stage of the development proposals for STRAT13, the results should be made public, for scrutiny. We need to see sampling methods, dates, times, data, results and analysis. Otherwise this claim is mere hearsay, and should be ignored.

The AECOM report points out that the entrance to the SSSI at its eastern end is about 800 metres from the nearest parking on the B4027 and states that casual walkers here, as elsewhere, 'are generally disinclined to walk very far in order to regularly visit sites for recreation and to walk the dog' (p. 14). Other evidence from people who actually live near the B4027, and have to suffer the inconvenience of cars parked on the roadside, suggests that visitor numbers to this end of the SSSI are, in fact, high, in the tens or even hundreds per day in Summer. The preparedness to walk 800 metres to reach a nature reserve rather depends upon the attractiveness of the reserve in question. Most people would be prepared to walk this distance to visit 'a gem' of an SSSI (e.g. Fig. 2).

The AECOM report also claims that visitor numbers from the western end of the SSSI are low because the footpath PRoW 210 (Annex A, map) goes straight through the site 'and provides no formal access into the wider SSSI'. It suggests that this situation would continue 'despite the large increase in the local population adjacent to the SSSI at this point' should STRAT13 be developed (p. 13). Development of STRAT13 would bring a population of over 2,000 more people within less than 1km of the SSSI, certainly increasing the traffic along footpath PRoW 210, and more than likely damage to the wider SSSI (see Access, below).

The AECOM Report (pp14-15) suggests that the SSSI is also rather too far away from the proposed built areas in STRAT13 to attract casual walkers, and therefore that the amount of extra damage by walkers from an additional 1100 houses will not make much difference. The SSSI is less than 400 crow-fly metres from the nearest built development area in STRAT13, and less than 900 metres from the farthest one (Annex A, map). The distance along the bridle-way to the northern entrance to the SSSI is about 1.3kms. None of these is a great distance for a reasonably healthy person to walk.

People who walk daily do so for between 30 and 89 minutes, but almost one in five (19%) people in England do so for 120 minutes a day (<https://www.statista.com/statistics/376531/walking-distance-in-england-uk-by-age-and-gender/>). The average walking speed on country and forest footpaths is 5kms per hour; fit people walking at a moderate pace manage >6kms per hour (<https://www.bhf.org.uk/how-you-can-help/events/training-zone/walking-training-zone/walking->

[fags](#)). Thus, a 5km walk for an hour could easily take a walker from STRAT13 back and forth along the bridle path to the northern entrance (i.e. farthest from STRAT13) leaving almost as much time in the SSSI as it takes to go there and back again. An increase in visitor numbers to the SSSI seems inevitable.

Stanton Court is a 'courtyard development of just three individually designed, luxury family houses' (promotional literature from Keble Homes) situated at the junction of the B4027 Islip to Wheatley Road with the Bayswater Road and Horton Road. The Keble Homes' literature continued:

'The nature reserves at Sydtings Copse and Otmoor are close by – great for peaceful walking and riding'

Keble Homes, c. 2019

Stanton Court is 1.6 kms away from the eastern entrance to Sydling's Copse & College Pond SSSI; approximately one third of this distance is a metalled road. If Keble Homes promotes one set of homes on the basis of their proximity to this SSSI, what is to stop other developers doing the same for the houses on STRAT13, which are closer (many of them much closer) to the same SSSI?

In conclusion of this section, AECOM has provided no proof that visitor numbers will be low, either because the site gets few visitors at present (in fact it gets a great many) or because it is so far away from STRAT13 that no-one will bother.

2) Avoiding harm to the SSSI by restricting access

Although footpath PRoW 210 simply traverses the SSSI and provides no formal access from the western edge of the SSSI into the wider SSSI, walkers emerging on the northern edge of the SSSI via PRoW 210 can simply then walk along the northern boundary of the SSSI and drop back into it higher up. Walkers do not restrict themselves to footpaths. As pointed out above, visitor numbers to the eastern end of the SSSI are already seasonally large; the western end can be reached again by going outside of, but along, the northern boundary of the SSSI. The whole of this SSSI is therefore accessible to walkers entering either end of the SSSI.

Not only is all of the SSSI therefore accessible to the >2,000 people who would live in STRAT13 development, but also the construction of houses on this site could well facilitate more visitors from Headington using the site; the energetic ones could use the paths that already exist, the less energetic ones could drive into STRAT13 and walk from there.

In conclusion therefore, the AECOM report assumes restricted access to the Sydling's Copse & College Pond SSSI where there is effectively none. It offers no extra restriction in the form of extra barriers, but instead suggests developing an alternative area for walking within STRAT13 (a park, see below) to divert attention away from the SSSI. The avoidance of additional damage to the SSSI seems to be based on hope rather than any hard evidence.

3) Provision of a managed green area within STRAT13

The AECOM report recommends a 200 metre 'no build' zone, offering a c. 8ha 'semi-natural park to be achieved' (p. 14), an area approximately 40% of the area of the SSSI. This will not restrict access to the SSSI, but is designed to distract attention away from it.

An 8ha park would be less than 300 metres square. It 'should consist of semi-natural habitats (e.g. species-rich grassland) providing an open environment to allow dogs to be off lead.' (AECOM report p.14), and should have a circular path, because people do not like doubling back on themselves, and a 'pleasing footpath design' that is not excessively urban in appearance. The path should of course have dog waste bins and 'good signage/way-marking', presumably just in case people get lost. No mention is made of trees or shrubs (these of course involve more long-term management).

The contrast of this manufactured park with the rich habitats of the SSSI could not be greater. Such a park could well be ideal for dog walking but offers none of the beauty of nature that is available in the SSSI (e.g. Fig. 2)

Fig. 2 Bluebells in Sydling's Copse. This is just one of the many habitats in the Sydling's Copse & College Pond SSSI. This photograph was used in the publicity brochure of the Keble Homes development referred to in this document, and illustrates how Nature is frequently used to sell houses.



It is impossible to imagine anything equivalent to the natural habitat shown in Fig. 2 being created in an artificial park in STRAT13. People visit the countryside precisely to escape the blandness of the sort of urban greenscape proposed in the AECOM report.

To conclude this section, the sort of park proposed to draw people away from the SSSI seems likely to appeal only to reluctant dog walkers, and to joggers.

How important is Sydling's Copse and College Pond SSSI?

The BBOWT Sydling's Copse and College Pond Management Plan points out that this SSSI, with an area of only 21 hectares, has over 400 species of plant recorded in it and 350 species of moth. Should we be impressed by these numbers, or are they what we would expect given the size of the reserve?

Species richness (the number of species present) and species diversity (an index combining the number of species with the abundance of each one) are generally accepted as rapid ways of measuring the importance of a particular area for conservation.

One long-standing relationship in ecology is that between the total number of species present and the area of habitat from which they came. The number of species present increases with the area concerned, but in a non-linear (generally logarithmic) way. Such species-area curves are used to compare the diversity of habitats of different type (for example woodland vs grassland) or of different taxonomic categories of organisms (e.g. plants vs animals, or moths vs beetles). Clearly habitats in which species numbers increase rapidly with habitat size are more important from a conservation point of view than habitats with only a slight increase in species number with area.

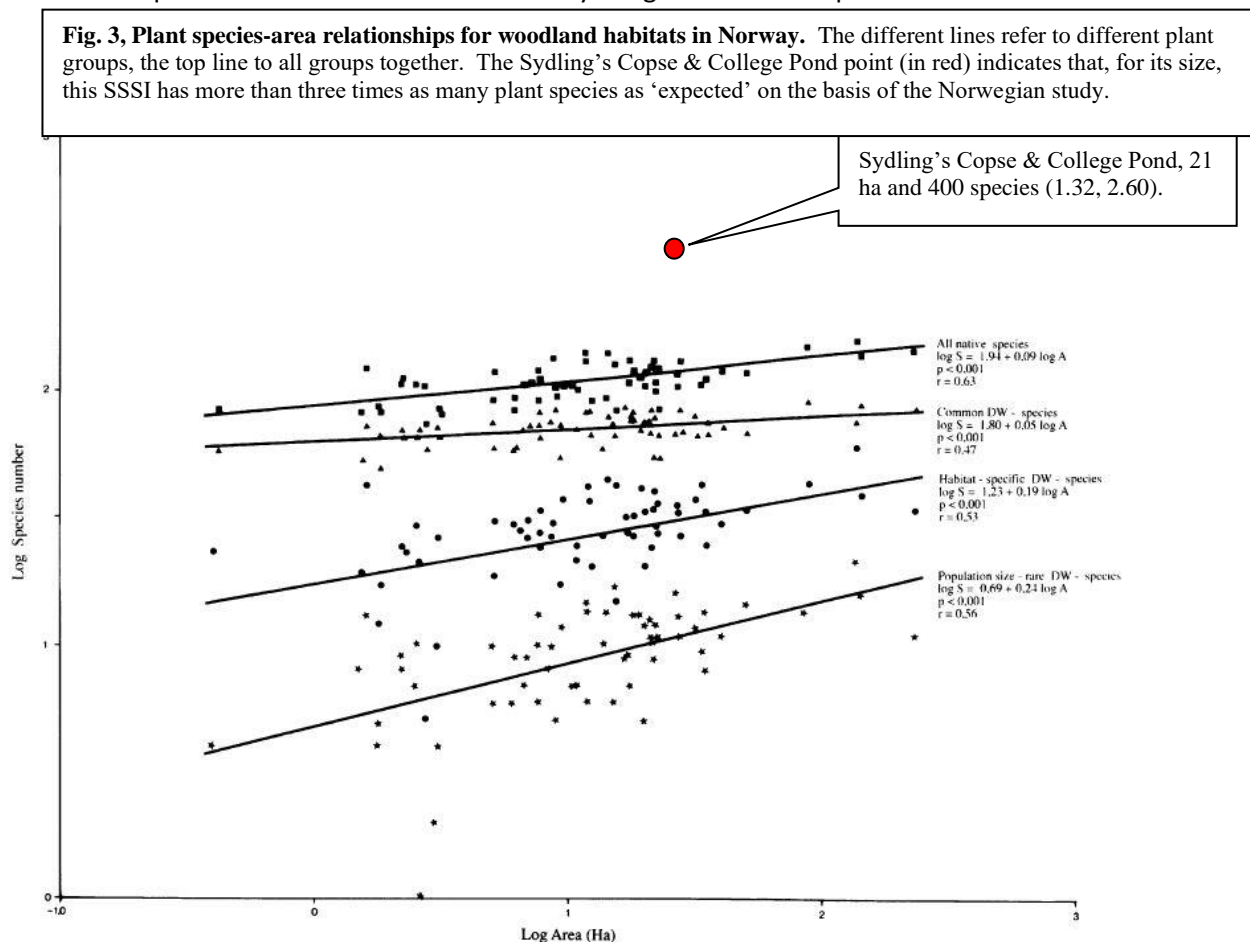


Fig. 2. Relationship between number of species and area of wood (log scale) for all native species, common DW species, regional-scale habitat specific rare species, and regional-scale small population size rare species.

Figure 3 shows the species-area relationship for plants in deciduous Norwegian woodlands¹. The results are plotted on log. log. scales (i.e. the log. of species number against the log. of the area of

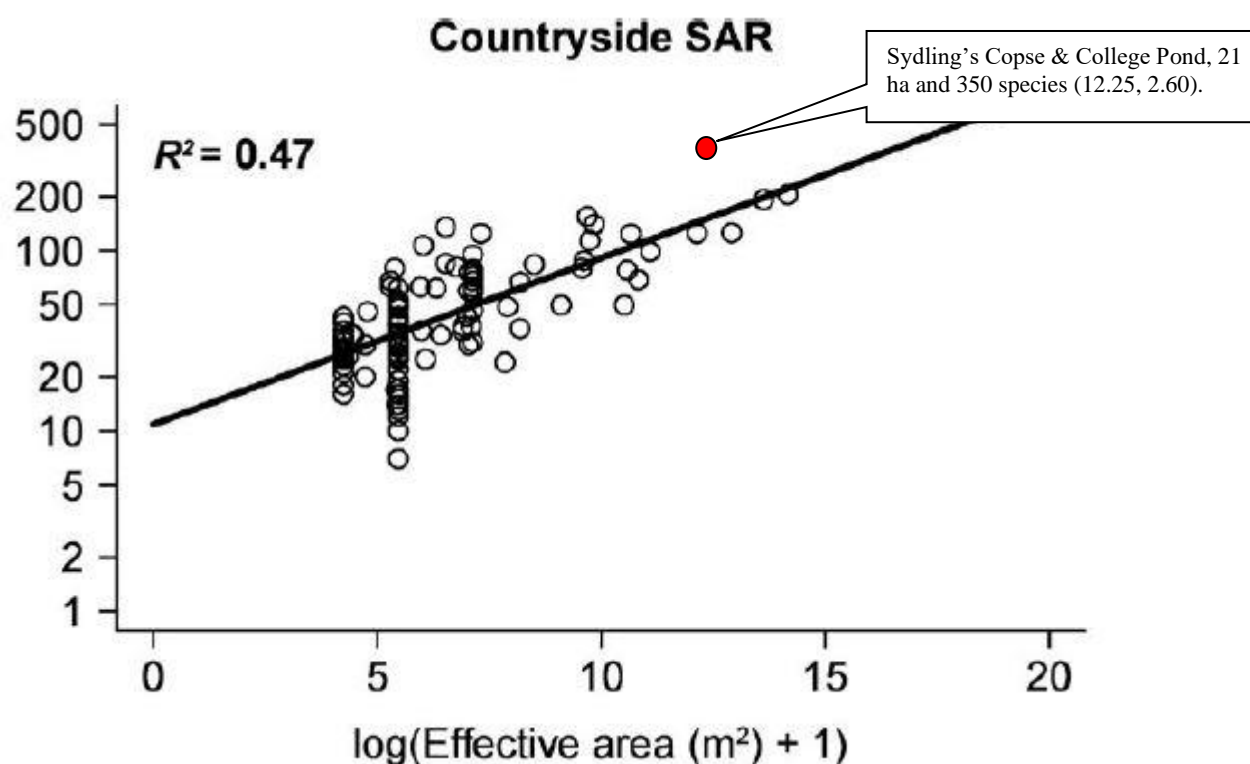
¹ Saetersdal, M. (1994). Rarity and species/area relationships of vascular plants in deciduous woods, western Norway – applications to nature reserve selection. *Ecography* **17**, 23-38

woodland). Several different relationships are shown in Fig. 3, the top line being for all plant species and the other three lines for various subsets of these.

The data for Sydling's Copse and College Pond SSSI, shown as the red dot on Fig. 3, is considerably above any of the lines in the figure, indicating a more than three-fold increase of the number of plant species compared with Norwegian data from deciduous woodland areas of the same size.

Fig. 4 shows the species area relationships for macro-moths (i.e. large species) in Portugal²

Fig. 4, Moth species-area relationship for scrub and forest habitats in Portugal. All sites were in the Peneda Geres National Park in NW Portugal. The Sydling's Copse & College Pond point (in red) indicates that, for its size, this SSSI has about twice as many moth species as 'expected' on the basis of the Portuguese study.



The Portuguese sites were a mixture of mostly scrub and forest. In this case, the Sydling's Copse & College Pond SSSI has approximately twice as many moth species for its area as expected from the Portuguese sites of an equal area (21ha; the horizontal axis in Fig. 4 is on a natural log. scale).

The above two comparisons are only indicative. It was not possible in a short time to find more comparable data from UK sites (preferably other SSSIs), but the results presented here suggest that, for its size, the Sydling's Copse and College Pond SSSI has an impressive richness of both plant and insect species.

As stated at the start of this report, the incredible assemblages of species in Sydling's Copse and College Pond SSSI arise from its unique geology, topography and hydrology. These particular

² Merckx, T., Dantas de Miranda, M. & Pereira, H.M. (2019). Habitat amount, not patch size and isolation, drives species richness of macro-moth communities in countryside landscapes. *Journal of Biogeography* **46**, 956-967.

assemblages survive and grow only here. Houses can grow anywhere. STRAT13 should be removed from the Local Plan.

David Rogers, MA, D.Phil. (Oxon)

Professor of Ecology (retired)

Fellow of Green College

For this report I also sought the opinion of Professor Stephen Harris, Druce Curator of Oxford University Herbaria in the Department of Plant Sciences University of Oxford³.

Professor Harris wrote as follows:

“The BBOWT response captures my views of the potential issues very clearly. The plant habitats represented are very rare both in Oxfordshire and nationally. Fenlands are particularly fragile, and sensitive to both hydrological changes and changes in nutrient/pollutant input. The consultant's report lacks detail regarding the plant species located at the site. In particular, they need to consider the conclusions of Erskine et al. (2018) regarding the threatened plants of Oxfordshire.

The conclusion of the Report with respect to both recreational pressure does not inspire confidence. It is assumed that interventions such as fencing will limit recreational use of the site by the surrounding development but no evidence is provided that this will be the case. The situation regarding hydrology is worse, as no data are provided. Such data, and associated models, are essential if likely impacts are to be assessed with any degree of confidence. Although water is moving from the site to the development, one could easily envisage changes on the development site, designed to mitigate property damage, affecting

drainage and water movement through the site. It is essential that the hydrological resilience of the site is understood, and possible effects of the surrounding development on water quality through the site are determined.”

Reference: Erskine, SE, Killick, HJ, Lambrick, CR and Lee, EM (2018) *Oxfordshire' threatened plants. A register of rare and scarce species*. Pisces Publications, Newbury.

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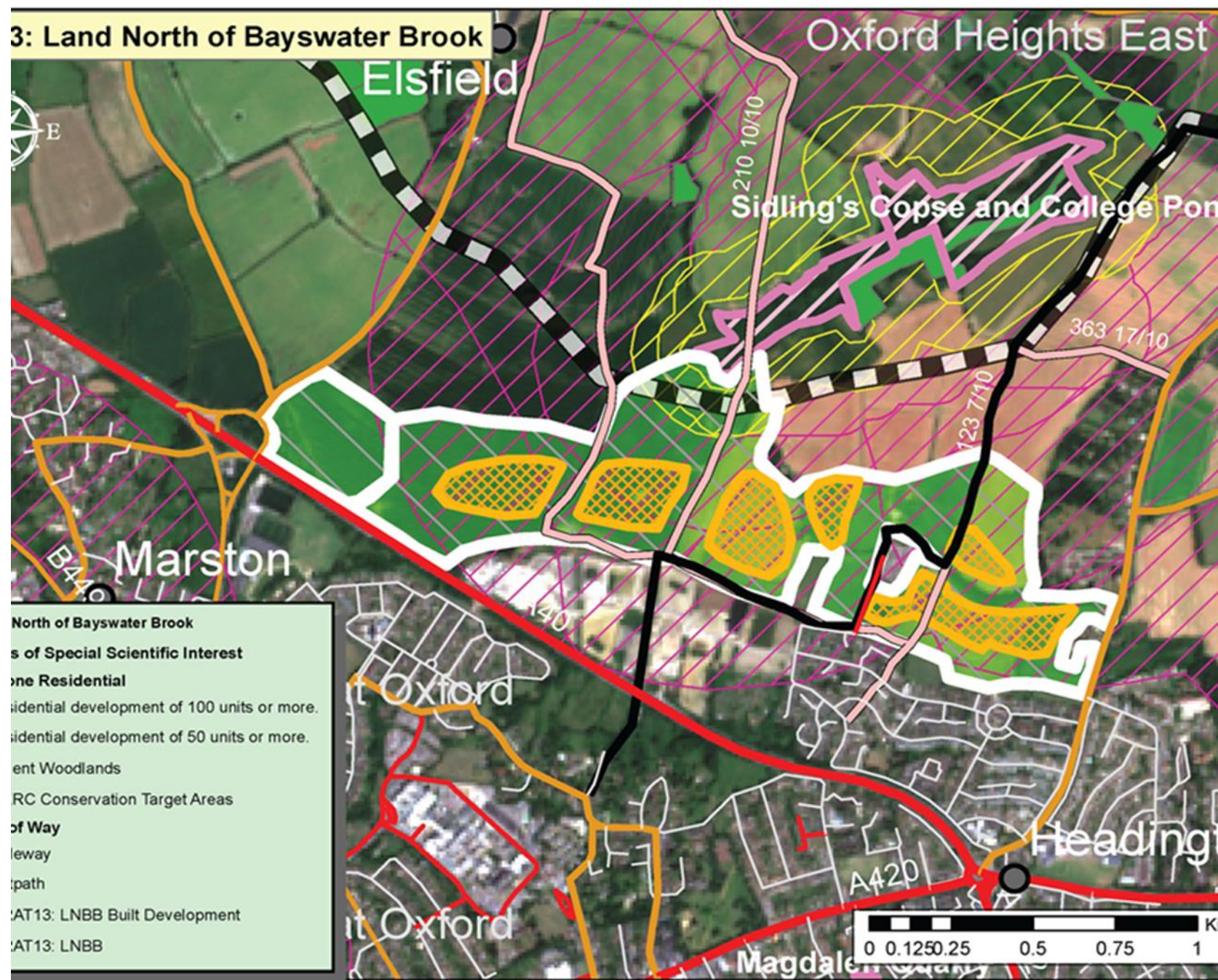
³ George Claridge Druce was a keen amateur botanist who helped found the Ashmolean Natural History Society of Oxfordshire. He was given an honorary MA by the University in 1889 and was appointed Fielding Curator in the Department of Botany in 1895. Druce is known to have collected specimens in Sydling's Copse and his herbarium was later incorporated into Fielding's collection to create the Fielding-Druce Herbarium of the University of Oxford.

Annex A.

Map of STRAT13 Land North of Bayswater Brook, showing the entire STRAT13 area (outlined in white), the area within it proposed for built development (six areas in orange, cross hatched); the footpaths that run near to or through the SSSI (in pink); the bridleway that runs from the North Eastern part of Oxford City to the B4027 Islip to Wheatley road just visible in the top right corner of the maps (in black); the Conservation Target Area (CTA)⁴ of Oxford Heights East (thick black/white line); Sydling's Copse and College Pond SSSI (in pale violet, hatched); the Impact Risk Zones (IRZ) for this SSSI. Areas within the yellow IRZ region require reference of any development of more than 50 houses to Natural England; areas within the larger purple region require reference when more than 100 houses are planned. All of the proposed built developments of STRAT13 are within this latter IRZ of the Sydling's Copse and College Pond SSSI.

None of the proposed built development areas is more than 900 metres crow-fly distance from the SSSI. The nearest one is less than 400 metres distant.

⁴ Conservation Target Areas (CTAs) identify some of the most important areas for wildlife conservation in Oxfordshire, where targeted conservation action will have the greatest benefit. CTAs cover just over 20% of the county by area (526.2 km²) and contain 95% of the SSSI land area in Oxfordshire. <https://www.wildoxfordshire.org.uk/biodiversity/conservation-target-areas/>



APPENDIX 25. - LETTER FROM RT HON MICHAEL GOVE ON – THE LEVELLING UP AND REGENERATION BILL: PLANNING AND LOCAL CONTROL IN ENGLAND 5TH DECEMBER 2022



05 December 2022

Dear Colleague,

THE LEVELLING UP AND REGENERATION BILL: PLANNING AND LOCAL CONTROL IN ENGLAND

Since returning to the Department for Levelling Up, Housing, and Communities, I have listened to the powerful representations made by colleagues about the ways the current planning system is not working and must be improved. I recognise that at the heart of concerns is a principled desire to make the system work better for our local communities and constituents. I fully agree and share this goal.

Whatever we do at a national level, politics is always local and there is no area that demonstrates this more than planning. Through reforms made by Conservative-led governments since 2010, we have a locally-led planning system - for instance, by scrapping policies like top-down regional targets that built nothing but resentment - and introducing neighbourhood planning. These reforms have delivered a record of which Conservatives can be proud. I also do not need to remind you that under the last Labour government, housebuilding reached its lowest rate since the 1920s.

But there is much more to do to ensure we can build enough of the right homes in the right places with the right infrastructure, and to ensure that local representatives can decide where - and where not - to place new development. As Conservatives, we recognise both the fundamental importance of home ownership and that we can only deliver the homes we need if we bring the communities we represent with us. These are the promises on which we stood in our manifesto and ones that I and the Prime Minister are determined to deliver.

I am therefore writing to set out the further changes I will be making to the planning system, alongside the Levelling Up and Regeneration Bill, which address many colleagues' concerns. They will place local communities at the heart of the planning system.

As you know I share the views of many colleagues about the current system. That it does not provide the right homes in the right places, and at its worst risks imposing ever more stretching housing targets that are out of touch with reality - leading to developers taking advantage through planning by appeal and speculative development. Communities feel that they are under siege, and I am clear that this approach will *never* be right or sustainable if we want to build the homes that our communities want and need. This is why I am committed to changing it. Accordingly, I will set out the following approach in the upcoming National Planning Policy Framework prospectus, which will be put out for consultation by Christmas.

COMMUNITY CONTROL

Too often I hear from communities that they are not getting a proper say in protecting the landscapes and natural environment they cherish, nor can they build the homes they want, in the places that are most suitable, with the right access to public services. To address these concerns, including those raised by members signing amendments NC21 and NC24 relating to housing targets, 5-year land supply, and the presumption in favour of sustainable development, I will consult on the following.

First, while I will retain a method for calculating local housing need figures, I will consult on changes. I recognise that there is no truly 'objective' way of calculating how many homes are needed in an area, but I do believe that the plan-making process for housing has to *start* with a number. **This number should, however, be an advisory starting point, a guide that is not mandatory.** It will be up to local authorities, working with their communities, to determine how many homes can actually be built, taking into account what should be protected in each area - be that **our precious Green Belt** or national parks, the character of an area, or heritage assets. It will also be up to them to increase the proportion of affordable housing if they wish.

My changes will instruct the Planning Inspectorate that they should no longer override sensible local decision making, which is sensitive to and reflects local constraints and concerns. Overall this amounts to a rebalancing of the relationship between local councils and the Planning Inspectorate, and will give local communities a greater say in what is built in their neighbourhood. For example, when assessing a local plan, the following will have to be taken into account:

- Genuine constraints: local planning authorities will be able to plan for fewer houses if building is constrained by important factors such as national parks, heritage restrictions, and areas of high flood risk.
- **Green Belt:** further clarifying our approach to date in the National Planning Policy Framework and the Localism Act, we will be clear that local planning authorities are not expected to review the Green Belt to deliver housing. This is in line with commitments made by the Prime Minister in the Summer.
- **Character:** local authorities will not be expected to build developments at densities that would be wholly out of character with existing areas or which would lead to a significant change of character, for example, new blocks of high-rise flats which are entirely inappropriate in a low-rise neighbourhood. While more homes are needed in many existing urban areas, we must pursue 'gentle densities' as championed by the Building Better, Building Beautiful Commission. The Bill's provisions for mandatory design codes, which will have the same legal force as the local plan, will give authorities a powerful tool to guide the forms of development that communities wish to see.

We are committed to ensuring that the planning system creates more beautiful and sustainable buildings. Through the Bill we are seeking to introduce a duty for all local councils to produce a design code covering the same area as the local plan, which will set simple clear minimum standards on development in that area – such as height, form and density. This measure will empower communities, working with local councils, to have a say on what their area will look like by setting clear standards for new development. I will announce more details shortly about how the Office for Place – which will be established to champion beautiful, popular and enduring design – will support local authorities and communities in this important work. The input of colleagues in further developing this approach will be most welcome.

As the Prime Minister committed in the Summer, I will also review how the ‘soundness’ test for reviewing plans at examination is operated by the Planning Inspectorate. I will ensure that plans no longer have to be ‘justified’, meaning that there will be a lower bar for assessment, and authorities will no longer have to provide disproportionate amounts of evidence to argue their case.

The effect of these changes will be to make absolutely clear that Local Housing Need should always be a starting point – but no more than that – and importantly, that areas will not be expected to meet this need where they are subject to genuine constraints. Inspectors will therefore be required to take a more reasonable approach to authorities that have come forward with plans that take account of the concerns of the local community, by taking a more pragmatic approach at examination which fully reflects this updated policy. For those areas that would like to bring forward their own method for assessing housing needs, I will be clear on the exceptional circumstances under which they may do so, for example where a case can be made for unusual demographic and geographic factors. This will be made clear in an updated National Planning Policy Framework and guidance to the Planning Inspector.

LOCAL PLANS

I want to change the system on the rolling five-year land supply. We will end the obligation on local authorities to maintain a rolling five-year supply of land for housing where their plans are up-to-date. Therefore for authorities with a local plan, or where authorities are benefitting from transitional arrangements, the presumption in favour of sustainable development and the ‘tilted balance’ will typically not apply in relation to issues affecting land supply. I also want to consult on dropping the requirement for a 20% buffer to be added for both plan making and decision making – which otherwise effectively means that local authorities need to identify six years of supply rather than five. In addition, I want to recognise that some areas have historically overdelivered on housing - but they are not rewarded for this. My plan will therefore allow local planning authorities to take this into account when preparing a new local plan, lowering the number of houses they need to plan for.

Places with existing plans will benefit from the changes above, as they will be free of five-year land supply obligations provided that plan is up to date. However, I am aware that those with local plans at an advanced stage of preparation will not benefit from these changes so I will also put in place transitional arrangements. Where authorities are well-advanced in producing a new plan, but the constraints which I have outlined mean that the amount of land to be released needs to be reassessed, I will give those places a two year period to revise their plan against the changes we propose and to get it adopted. And while they are doing this, we will also make sure that these places are less at risk from speculative development, by reducing the amount of land which they need to show is available on a rolling basis (from the current five years to four).

Communities will therefore have a much more powerful incentive to get involved in drawing up local plans. Only four-in-ten local authorities have up to date local plans and I am determined to change this. They can protect the important landscapes they cherish, direct homes to the places they want, and adopt design codes to secure the houses they want to see. Once a plan is in place, these changes mean that they will no longer be exposed to speculative developments on which they have less of a say. **To give further assurance to colleagues who have signed amendment NC27 on community appeals, I will increase community protections afforded by a neighbourhood plan against developer appeals – increasing those protections from two years to five years. The power of local and neighbourhood plans will be enhanced by**

the Bill; and this will be underpinned further through this commitment. Adopting a plan will be the best form of community action - and protection. Furthermore, we will clarify and consult on what areas we propose to be in scope of the new National Development Management Policies, and we will consult on each new Policy before it is brought forward by the Government. National Development Management Policies will also not constrain the ability of local areas to set policies on specific local issues.

To support the delivery of these, and other planning changes, we must ensure that planning departments are properly resourced through a national fee increase. We have announced our intention to increase fees, including doubling fees for retrospective application where breaches of planning have occurred, and we intend to consult on the detailed proposals for such increases in planning fees as soon as possible. In addition to increasing fees we intend to also consult on a new planning performance framework that will monitor local performance across a broader set of measures of planning service delivery, including planning enforcement.

BUILD OUT

I strongly agree with the intent of amendments NC 28, 29, and 30 that seek to ensure developers build out the developments for which they already have planning permission. We need to hold developers to account so that desperately needed new homes are built, and I already have a significant package of measures in the Bill to do this, including public reporting and declining new planning applications on a site if developers are failing to build out. I will consult on two further measures:

- i) on allowing local planning authorities to refuse planning applications from developers who have built slowly in the past; and
- ii) on making sure that local authorities who permission land are not punished under the housing delivery test when it is developers who are not building.

To make sure we are doing all we can to address this important issue, I will also consult on a new approach to accelerating the speed at which permissions are built out, specifically on a new financial penalty. In the summer, the Prime Minister correctly highlighted the importance of tackling this issue. I believe this new package will do so.

CHARACTER OF A DEVELOPER

I have heard and seen examples of how the planning system is undermined by irresponsible developers and landowners who persistently ignore planning rules and fail to deliver their legal commitments to the community. That is wrong, and to make it worse, this behaviour is then ignored if they seek planning permission again. I therefore support what amendment NC25 is seeking to achieve, and support letting local authorities say no to developers who have acted badly in the past. But I am concerned that the amendment will not fix this problem, not least as planning permission runs with the land (so developers could game the system by selling permissions on), and decision making must legally consider a range of matters. I therefore propose to consult on the best way of addressing this issue, including looking at a similar approach to tackling the slow build out of permissions, where we will give local authorities the power to stop developers getting permissions.

BROWNFIELD FIRST

The Government is investing to incentivise and enable brownfield development. Homes England, our housing delivery arm, is spending millions on acquiring sites in urban areas to regenerate for new housing.

We are also allocating over £800m to mayoral and local authorities to unlock over 60,000 new homes on brownfield land, as part of our wider brownfield and infrastructure funding package.

We have already tilted the playing field in favour of brownfield and cities through our urban uplift and scrapped the 80/20 funding rule that focused investment in Greater London. This means we are instead investing more homes in the North and Midlands to relieve pressure on the South East.

We know urban regeneration is working. City centres that were depopulating in the 1990s are now seeing their populations rise. Manchester city centre, for example, has transformed with new homes and commercial spaces. We will continue to seek further development in towns and cities through our permitted development rights, which allow change from commercial to residential use. This route has provided over 82,000 housing units in the last six years.

But I know we need to do more, and we will do that.

The new Infrastructure Levy will be set locally by local planning authorities. They will be able to set different Levy rates in different areas, for example lower rates on brownfield over greenfield to increase the potential for brownfield development. That will allow them to reflect national policy, which delivers our brownfield first pledge by giving substantial weight to the value of using brownfield land.

As the Prime Minister committed to in the summer, we will also continue to get cities building more new houses, and stop them offloading their responsibilities to provide new housing onto neighbouring green fields by ending the so-called 'duty to co-operate' which has made it easier for urban authorities to impose their housing on suburban and rural communities. The Bill also enables gentle densification through Street Votes and design codes, allowing communities to consent to add storeys to existing dwellings with the increase in value going to local people.

In response to amendment NC12, I will consult to see what more we can do in national policy to support development on small sites particularly with respect to affordable housing and I will launch a review into identifying further measures that would prioritise the use of brownfield land. To help make the most of empty premises including those above shops, I am reducing the period after which a council tax premium can be charged so that we can make the most of the space we already have. I will also provide further protection in national policy for our important agricultural land used for food production, making it harder for developers to build on it.

THE HOUSING MARKET

Housing plays a key role in the lives of all our constituents and buying a home is one of the most important decisions a family takes – but too many new homes are bought by overseas investors speculating on the housing market, who leave them empty or flip them to holiday rentals.

The Bill takes steps to address that, with council tax measures on empty homes, and we already have additional stamp duty rates on non-resident buyers.

Specifically, I intend to table an amendment at Commons Report to enable a registration scheme for short term lets in England, which would be discretionary for local authorities. The details of how the scheme would be administered will be consulted on before summer recess, with a view to the scheme being up and running as soon as possible thereafter.

I will also consult on going further still and reviewing the Use Classes Order so that it enables places such as Devon, Cornwall, and the Lake District to better control changes of use to short term lets if they wish.

I recognise that colleagues who signed amendment NC33 are concerned about the conduct and efficiency of the wider housebuilding industry and market. It is vital that the housebuilding sector delivers the homes that people need. I have listened to representations from colleagues on this matter and have asked the Competition and Markets Authority to consider undertaking a market study. I believe the case is clear for them to take this forward, but respect their independence as they come to a decision.

No planning reforms will ever be perfect, but I judge that the Bill, alongside the broader policy changes that I am proposing above, will leave us with a significantly improved planning system than the status quo. These reforms will help to deliver enough of the right homes in the right places and will do that by promoting development that is beautiful, that comes with the right infrastructure, that is done democratically with local communities rather than to them, that protects and improves our environment, and that leaves us with better neighbourhoods than before.

A Written Ministerial Statement regarding all of these changes will be made in Parliament tomorrow.

I look forward to further discussions with you ahead of the next stage of the Bill.

With every good wish,

A handwritten signature in black ink, reading "Michael Gove". The signature is fluid and cursive, with the first name and last name clearly distinguishable.

Rt Hon Michael Gove MP
Secretary of State for Levelling Up, Housing & Communities
Minister for Intergovernmental Relations