



**TOWERSEY PARISH
NEIGHBOURHOOD
DEVELOPMENT PLAN**

FEBRUARY 2023

CONSULTATION STATEMENT

Published by the Towersey Parish Council in accordance with the Neighbourhood Planning
(General) Regulations 2012 (as amended)

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1. Introduction

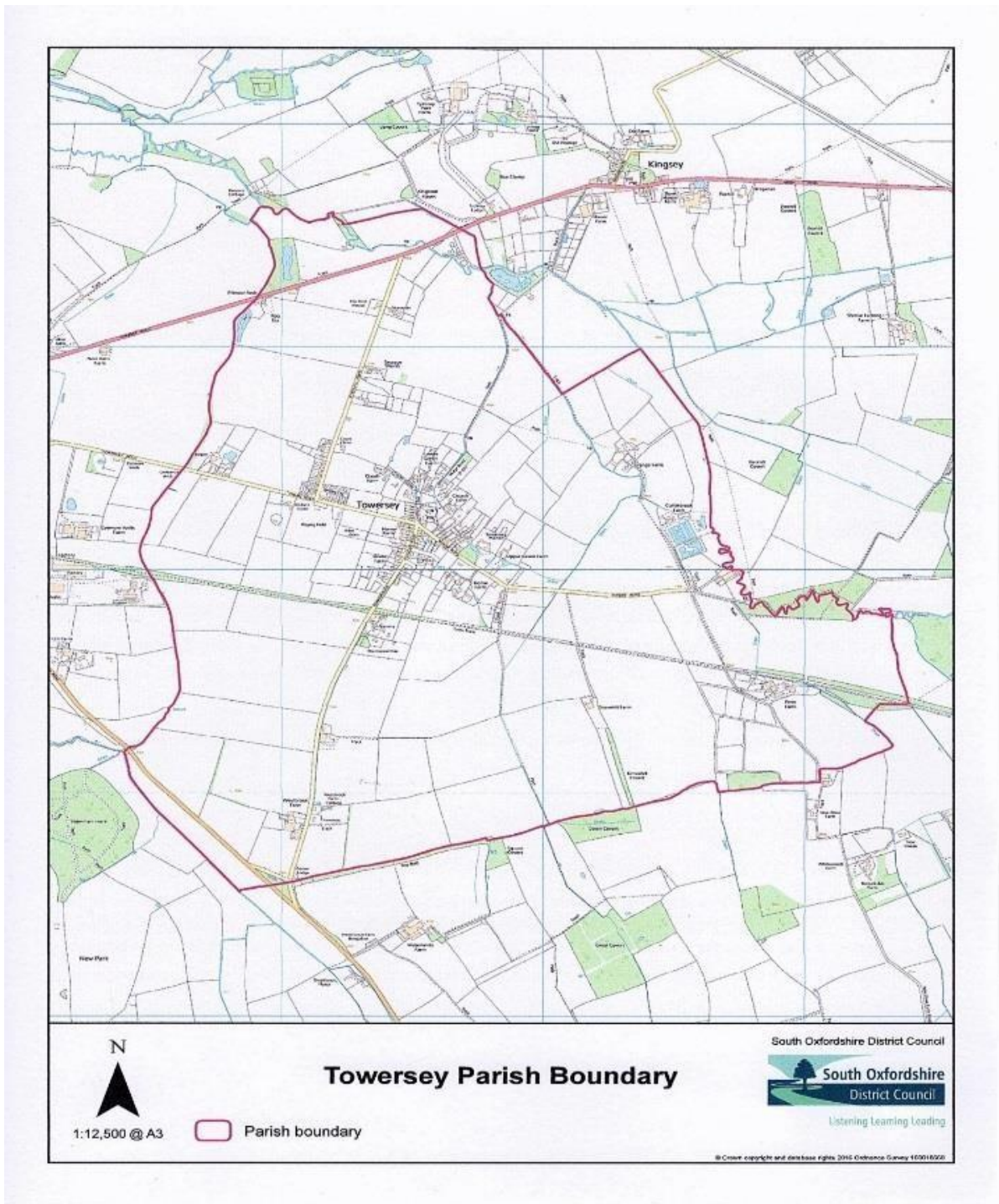
This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 (as amended) in respect of the Towersey Parish Neighbourhood Development Plan 2023-2040.

The legal basis of this Statement is provided by Section 15 (2) of Part 5 of the 2012 Neighbourhood Planning Regulations, and in this regulation the 'consultation statement' means a document which:

- a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- b) explains how they were consulted;
- c) summarises the main issues and concerns raised by the persons consulted; and
- d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

2. Neighbourhood Plan Area Designation

Towersey Parish Council has prepared a Neighbourhood Development Plan for the area designated by the local planning authority, South Oxfordshire District Council (SODC) in June 2016 (see Plan A overpage).



Plan A: Towersey Designated Neighbourhood Plan

3. Consultation with the Village

Ongoing communications and feedback have been undertaken throughout the development process, using a combination of face-to-face public meetings, dedicated email access, and newsletter distribution.

- Village Hall Public Meetings with presentation and Question & Answer (Q&A) time:
 - February 2016
 - April 2017
 - March 2018
- Village Survey 2017 – delivered to every household and available to complete online.
- Village Coffee Mornings attended September and October 2016.
(These were reviewed as more of a social event for villagers, and the Steering Group agreed to continue providing focused updates to the village through the newsletter and public meetings).
- Newsletter updates from the launch edition in August 2016, with further updates as follows:
 - 2016 - 5 editions (in total)
 - 2017 – 11 edition
 - 2018 – 5 editions
 - 2021 – 1 edition
 - 2022 – 2 editions
 - 2023 – 1 edition
- Dedicated email address available from launch in 2016 and throughout the project timeline.

4. Consultation - Other

Throughout the development of the Neighbourhood Plan, the Steering Group consulted on a regular basis with representatives from SODC for guidance and clarification on technical queries.

In addition, Steering Group representatives attended:

- Shared Neighbourhood Plan Meeting – South and Vale (October 2016)
- Neighbourhood Planning Conference (January 2017)
- SODC Local Plan 2032 Update (March 2017)
- SODC Local Plan Update (July 2017)
- SODC Local Plan Update (October 2017)

The Steering Group also commissioned a survey of flora of the Towersey meadows in and around the village in July 2017, which contributed to the development of the Neighbourhood Plan.

5. Pre-submission Consultation Process

The consultation process with statutory bodies was made in line with the suggested organisations provided by SODC. The spreadsheet of those bodies contacted is attached. Additional organisations were contacted as detailed – i.e., Solar Farm, non-resident farmer, surrounding Parish Councils.

The consultation commenced 9th June 2022 for a period of 6 weeks, ending 22nd July 2022.

In addition to email distribution to statutory bodies, the Towersey Neighbourhood Development Plan (Regulation 14 edition) was made available via:

- Towersey Villlage website (online)
- St Catherine’s Church
- The Three Horseshoes Public House
- Towersey Memorial Village Hall

Comments were encouraged via:

- An online comment form available on the village website
- Emailing np@towerseypc.co.uk
- Writing to Towersey Parish Clerk, 17 Windmill Rd, OX9 3Q

All responses received from these bodies are detailed below.

6. Summary of issues and concerns raised by bodies and individuals consulted

Towersey Allotment Association.

1. TAA requested that we add some additional details regarding the allotments to the plan within the Background section – complete.
2. They requested the maps where relevant, were updated to include the allotments – complete.
3. TAA also questioned why the allotments and the playing fields were not designated as Local Green Spaces. This was discussed by the committee which includes members of the Parish Council.

The policy (TOW6 Designation of Local Green Spaces) “has the effect of managing development proposals in line with the NPPF provisions in the Green Belt, which prevent any development of the land unless the ‘very special circumstances’ test can be met.”

The playing fields and the allotments are held in trust by the Parish Council and as such cannot be sold or developed unless decided by the majority of the village. This means they are already afforded special protection. In addition, the allotments are also protected by the Allotments Act 1945.

Towersey Parish Path Warden

The Parish Path Warden asked that the footpaths, bridleways, and other Public Rights of Way are correctly described. The Parish Path Warden has offered to review the Neighbourhood Plan prior to completion to make appropriate corrections/amendments.

The Committee gratefully accepted this offer.

Additionally, he requested that additional commentary was made regarding the number and variety of PROWs - complete

Historic England

Historic England responded and felt that advice was not required at this point in time.

Natural England

Natural England were not able to fully assess any potential impacts of the Plan but asked us to contact them should we believe that there were significant risks to nature conservation or protected landscapes.

Thames Water

Thames Water responded in detail regarding the following:

1. Water and Wastewater Sewerage Infrastructure
2. Development within the vicinity of the Sewage Treatment Works and Sewage Pumping Stations
3. Water Efficiency/Sustainable Design
4. Flood Risk and Sustainable Drainage Systems

Thames Water suggested additional texts in each of these areas which the Committee reviewed and accepted – complete.

Oxfordshire County Council

Oxfordshire County Council responded with two recommendations:

1. To extend the policy on Historic Environment to include above or below ground archaeological remains.
2. To include the installation of 21st century digital infrastructure at the build phase for all new homes or commercial premises.

Both recommendations were reviewed by the Committee and accepted – complete.

South Oxfordshire District Council

South Oxfordshire District Council provided a comprehensive response. Without detailing all the comments here – their response is available upon request. The key areas are summarised below.

1. The South Oxfordshire Local Plan 2035 has now been adopted
2. Amendments to TOW 1 Village Boundaries, TOW2 Housing Mix, TOW 3 Climate Change mitigation and TOW7 Green Infrastructure.
3. A point of clarification in 5.3.8 re SME building sector
4. A few typos and comments re presentation.

These comments were all reviewed by the Committee and appropriate amendments/corrections/clarifications were made. There were no contentious items with which the Committee disagreed – complete.

Individual comments

We received a few comments back from members of the public. We will not detail the individuals; however, the areas of comment were:

1. Inclusion of allotments in the Plan.
2. 20mph zone through the village
3. Updates and clarifications to maps and commentary to include recent developments and changes since the start of the Plan.
4. Clarification on Policies – TOW1, TOW2, TOW3, TOW11
5. Request to update OCSI data
6. Request to update NPPF to 2021 version

Each of the comments were reviewed individually and for many, the requested alterations were made. There were several duplications between the individual comments and those made by the statutory bodies.

7. Consideration of issues and concerns raised

The committee met in mid-August 2022 to consider all the points raised both by statutory bodies and by individuals. There was an element of duplication in several comments across these groups.

The statutory bodies were very helpful in that where they requested changes to the draft Plan, they provided suggested paragraphs which the committee were able to review and agree.

SODC laid out a structured set of comments which made review a simpler process. Whilst many of these comments and those made by individuals were easy to agree, a few were more complicated and required review by consultants. These were in the main regarding specific planning points which we as non-professionals were unable to comment upon. These were raised with the consultants and their responses discussed in a further committee meeting in November 2022.

The subsequent updated plan was then reviewed one final time by the committee and was deemed to be complete and ready for the next stage of the process.

8. Table of Regulation 14 Consultees

Organisation	Email address	Email Salutation	Full name	House name	Address Line 1	Address Line 2	Address Line 3	Postal Town	Postcode
n/a									
Oxfordshire County Council	PlanningInOxfordshire@oxfordshire.gov.uk	██████████	██████████		Environment & Economy	County Hall	New Road	Oxford	OX1 1ND
Oxfordshire County Council	southandvale@oxfordshire.gov.uk	Sir/Madam			Environment & Economy	County Hall	New Road	Oxford	OX1 1ND
South Oxfordshire District Council	planning.policy@southandvale.gov.uk								
Vale of White Horse District									
Thame Town Council	info@thametowncouncil.gov.uk								
Chinnor Parish Council	clerk@chinnorparishcouncil.gov.uk								
Sydenham Parish Council	parishcouncil@sydenhamvillage.co.uk								
Kingsey Parish Council	██████████@gmail.com								
Ilmer Parish Council	clerk@longwickcumilmer.org.uk								
The Coal Authority	planningconsultation@coal.gov.uk	Sir/Madam		Planning and Local Authority Liaison Department The Coal Authority	200 Lichfield Lane	Berry Hill		Mansfield	NG18 4RG
Homes England	enquiries@homesengland.gov.uk	Sir/Madam		Arpley House	110 Birchwood Boulevard			Warrington	WA3 7Q
Natural England	consultations@naturalengland.org.uk	Sir/Madam		Government Buildings	Block B	Whittington Road		Worcester	WR5 2LQ
Environment Agency	planning_THM@environment-agency.gov.uk	██████████	██████████	Red Kite House	Howbery Park			Wallingford	OX10 8BD
Historic England	e-seast@HistoricEngland.org.uk	Sir/Madam		Eastgate Court	195-205 High Street			Guildford	GU1 3EH
Network Rail	assetprotectionwestern@networkrail.co.uk	Sir/Madam			3rd Floor	Temple Point	Radcliffe Way	Bristol	BS1 6NL
Network Rail	townplanningwestern@networkrail.co.uk	Sir/Madam			3rd Floor	Temple Point	Radcliffe Way	Bristol	BS1 6NL
Highways England	info@highwaysengland.co.uk	Sir/Madam							
Marine Management Organisation	consultations.mmo@marinemanagement.org.uk	Sir/Madam							
BT	██████████@bt.com	██████████			Telephone House	104 Newhall Street	Birmingham	West Midlands	B3 1JX
EE	public.affairs@ee.co.uk	██████████			The Point	37 North Wharf Road		London	W2 1AG
Three	██████████@three.co.uk	██████████			Great Brighams	Mead Vastern Road		Reading	RG1 8DJ
EMF Enquiries - Vodaphone & O2	EMF.Enquiries@ctil.co.uk	Sir/Madam			Cornerstone Telecommunications Infrastructure Ltd	Building 1330 The Exchange	Arlington Business Park	Theale	RG7 4SA
Oxfordshire Clinical Commissioning Group	planning@oxnet.nhs.uk	██████████	██████████	Jubilee House	5510 John Smith Drive	Oxford Business Park South		Oxford	OX4 2LH
NHS England	reception.jubileehouse@property.nhs.uk	Sir/Madam		Jubilee House	5510 John Smith Drive	Oxford Business Park South		Oxford	OX4 2LH
Avison Young (on behalf of National Grid)	nationalgrid.uk@avisonyoung.com	Sir/Madam							
National Grid	box.landandacquisitions@nationalgrid.com	Sir/Madam		National Grid	Warwick Technology Park	Gallows Hill		Warwick	CV34 6DA
Scottish and Southern Energy Power (if relevant)	██████████@sse.com	██████████	██████████						
UK Power Networks	ConsentsEnquiries@ukpowernetworks.co.uk	Sir/Madam		Gables House	Kenilworth Road			Lemington Spa	CV32 6JX
Thames Water - Developer Services	developer.services@thameswater.co.uk	Sir/Madam			Clearwater Court	Vastern Road		Reading	RG1 8DB
Thames Water - Planning Policy	thameswaterplanningpolicy@thameswater.co.uk	Sir/Madam							
Tythrop Park Farm	No email - use postal	██████████		Tythrop Park Farm		Thame Road	Kingsey	Bucks	HP17 8LX
Stonepits Solar Farm	contact-us@anesco.co.uk								