

STATUTORY BODY:	LPNP POLICY No & TITLE:	KEY POINTS OF RESPONSE:	SUGGESTED CHANGE:	ACTION/COMMENT:
SODC	SS1 (Settlement Boundaries - Lewknor and Postcombe)	<p><u>Policy Ref: Point ii</u></p> <p>This text is more of an explanation and would be more appropriate in the supporting text to the policy.</p>	We suggest it is moved out of the policy and into the supporting text.	<p>Revised, as some readers are confused regarding settlement boundaries so useful to have clarity in the policy:</p> <p>'i. The Neighbourhood Plan defines settlement boundaries at Lewknor and Postcombe, as shown on Policies Maps 2 & 3 <u>which distinguish between the built-up areas of the Parish and the surrounding countryside</u></p> <p>ii. The settlement boundaries around the two villages of Lewknor and Postcombe are there to distinguish between the built-up areas of the Parish and the surrounding countryside'</p>
SODC	SS1 (Settlement Boundaries - Lewknor and Postcombe)	<p>It is important to be aware of the consequences of including/not including certain uses and buildings within the settlement boundary you draw. Presently, you have included what appear to be farm buildings within the boundary, for example of the edge of the boundary on Weston Road.</p> <p>You have used the Cheshire East Council Settlement Boundary Assessment Guidance and included this document. Part c) of this of this looks at 'functional relationship to use of built-up area' and includes a list of things which settlement boundaries should generally exclude. One of these exclusions is 'Farmsteads and associated outbuildings where their rural characteristics predominate and they appear related more strongly with the surrounding countryside. Generally, agricultural buildings of modern construction should be excluded whereas traditional stone or brick-built farm buildings which have historically been long associated with the settlement may be included within the settlement boundary'.</p> <p>It is not clear if you have considered whether the inclusion of these farm buildings is appropriate. Would the redevelopment of these buildings to residential uses be appropriate? Policy SS1 could potentially support the redevelopment of farm buildings within the settlement boundaries in line with point v). Agricultural buildings outside the boundaries are suitably captured by point vi. of Policy SS1 and by other national and local policies which addresses development in the countryside, outside of the settlement boundary.</p>	No suggested wording	Exclude Weston Road site from Settlement Boundary
SODC	SS1 (Settlement Boundaries - Lewknor and Postcombe)	Please see our point above relating to the Lewknor settlement boundary. Postcombe also appears to contain a number of farm buildings on the edge of the settlement which have been included in the settlement boundary, examples include on Salt Lane, and Blenheim Farm.	No suggested wording	Exclude Blenheim Farm, Postcombe Stud.
Historic England	SS1 (Settlement Boundaries - Lewknor and Postcombe)	We support the additional consideration for infill development in conservation areas provided in Policy SS1.iv. and feel this is important to ensure that a policy that determines the location of new development provides for consideration of the impact of this approach on heritage assets. We feel this policy provides several helpful elements, including bullets ii. and v. that will be instrumental in maintaining the historic character of the villages and their settings.	No suggested wording	Noted

Oxfordshire County Council	CH1 (Conserving Heritage)	This policy focuses on built heritage within the conservation area and does not include any consideration of archaeological remains within the plan area.	Revise wording: The Historic Environment: The parish's designated historic heritage assets and their settings, both above and below ground including archaeological sites, listed buildings, scheduled monuments and conservation areas will be conserved and enhanced for their historic significance and their important contribution to local distinctiveness, character and sense of place. Proposals for development that affect non-designated historic assets will be considered taking account of the scale of any harm or loss and the significance of the heritage asset as set out in the National Planning Policy Framework (NPPF 2019).	See revised wording below
SODC	CH1 (Conserving Heritage)	The policy does not appropriately capture the relationship between heritage assets and their settings as set out in the NPPF. We would suggest the following wording for this policy: 'Development proposals within the Conservation Area or its setting and those affecting designated heritage assets and their settings, both above and below ground, should conserve or enhance the significance of the heritage asset and the contribution of their setting'. Another option to consider is identifying non-designated heritage assets which are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets. Non-designated heritage assets can be identified through neighbourhood plans (guidance available here – paragraphs 039 and 040). Whilst the reference to buildings being 100 years old is too imprecise, if you want a mechanism to recognise the importance of buildings etc, which are not designated, producing a non-designated heritage asset list is something to consider.	Revise policy: Development proposals within the Conservation Area or its setting, those affecting designated heritage assets and buildings in the non-designated heritage asset list in Appendix ... and their settings, both above and below ground, should conserve or enhance the significance of the heritage asset and the contribution of their setting.	Revise policy: Development proposals within the Conservation Area or its setting, those affecting designated heritage assets and assets in the non-designated heritage asset list in Appendix ... and their settings, both above and below ground, including archaeological sites, listed buildings and scheduled monuments should conserve or enhance the significance of the conservation area, designated heritage asset or non-designated heritage asset, the contribution of their setting and their important contribution to local distinctiveness, character and sense of place.
Historic England	CH1 (Conserving Heritage)	We support the policy to conserve or enhance the character and heritage assets of the neighbourhood plan area, we feel the present policy does not actually go as far as the adopted local plan policy and that an examiner would be likely to remove it as unnecessary repetition. It is also unclear what "must conserve or enhance the <u>area</u> " would entail in these circumstances (whether it is character or appearance of the area as referred to in conservation area legislation or the contribution made to special historic or architectural interest of the setting a listed building) and how this relates to the heritage assets or their settings. We recommend taking time to formulate a policy that adds a locally distinct and necessary perspective based on issues identified as affecting heritage asset in the neighbourhood plan area, that adds to the consideration required by local plan policy. One option is to consider whether the plan should provide recognition and protection for otherwise unprotected heritage asset of local importance that are valued by the villages' communities.	No recommended wording	See revised wording above

Chiltern Conservation Board	CH2 (Landscape Character)	We support this policy but were unsure if (i) it refers to the wider setting of the AONB or (ii) refers to the specific (contextual) relationship of the Parish as a key part of that setting. The test could read 'The location of the Parish as a constituent part of the setting of the AONB. Any planning proposal should not detract from this relationship in which the Parish contributes to the wider setting of the Chilterns'.	Any development proposals must respect: (i). The location of the Parish within the setting of the AONB and should not detract from the AONB and its setting <u>The location of the Parish as a constituent part of the setting of the AONB. Any planning proposal should not detract from this relationship in which the Parish contributes to the wider setting of the Chilterns.</u>	Any development proposals must respect: (i). The location of the Parish within the setting of the AONB and should not detract from the AONB and its setting <u>The location of the Parish as a constituent part of the setting of the AONB. Any planning proposal should not detract from this relationship in which the Parish contributes to the wider setting of the Chilterns.</u>
SODC	CH2 (Landscape Character)	The text of the policy that relates to SSSI's simply repeats the guidance in the NPPF at paragraph 175b and is not necessary in this plan. If you want to retain this text then we would suggest that this text is made specific to the parish and refers specifically to the 3 SSSI's within the Parish, or perhaps recognises some of the other important designations such as the many areas of Ancient Woodland and the Special Area of Conservation.	Move policy para to EN1 as para (x) and amend: Development on land within or outside the Sites of Special Scientific Interest <u>in the Parish, the areas of Ancient Woodland and the Special Area of Conservation</u> , and which is likely to have an adverse effect on it <u>any of them</u> (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of	Move policy para to EN1 as para (x) and amend: Development on land within or outside the Sites of Special Scientific Interest <u>in the Parish, the areas of Ancient Woodland and the Special Area of Conservation</u> , and which is likely to have an adverse effect on it <u>any of them</u> (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest.
Chiltern Conservation Board	CH2 (Landscape Character)		We support this policy but were unsure if (i) it refers to the wider setting of the AONB or (ii) refers to the specific (contextual) relationship of the Parish as a key part of that setting. The text could read 'The location of the Parish as a constituent part of the setting of the AONB. Any planning proposal should not detract from this relationship in which the Parish contributes to the wider setting of	Revised sub para (i) The location of the Parish as a constituent part of the setting of the AONB. Any planning proposal should not detract from this relationship in which the Parish contributes to the wider setting of the Chilterns
SODC	CH3 (Protection of Views)	This policy as worded is overly restrictive. We recommend you replace 'shall' with 'should' for clarity. The requirement to submit a Landscape Visual Impact Assessment is an administrative requirement and whilst the policy can encourage this, it cannot require it as part of the application. It is not a requirement outlined on the validation checklist (found here) and it might not be appropriate on all applications. We therefore recommend that this element of the policy is moved into the supporting text. The final paragraph lacks the clarity required by national policy. We suggest you replace the final paragraph with: 'Any proposed development should preserve or enhance the local character of the landscape and not have a significant adverse impact on the identified important views.'	The final paragraph lacks the clarity required by national policy. We suggest you replace the final paragraph with: 'Any proposed development should preserve or enhance the local character of the landscape and not have a significant adverse impact on the identified important views.'	Revise last paragraph: Any proposed developments should have negligible impact on any of these views. All development proposals which could have an impact on any of these protected views should be accompanied by a Landscape and Visual Impact Assessment. Any proposed development should preserve or enhance the local character of the landscape and not have a significant adverse impact on the identified important views.
Historic England	CH3 (Protection of Views)	Policy is admirable in scope, but the requirement to undertake a full Landscape and Visual Impact Assessment is likely to be considered too onerous all all developments, eg a dormer window extension could trigger this requirement.	<i>No recommended wording</i>	See above

SODC	DC1 (Character of Development)	<u>Policy Ref</u> : point iv: Is this supported by appropriate evidence in the character assessment	When considering the policy as a whole we would be concerned that this would conflict with point iii. For example, if a particular area of a settlement is made up of buildings located close to the roadside, this forms part of the character for the area	Character assessments reviewed and enhanced.
SODC	DC1 (Character of Development)	<u>Response Ref</u> : Comment from Urban Design Officer: Design quality policy should make reference to having regard to the SODC design guide.	n/a - already referenced	Add in SODC Design Guide to point i and point ii
Historic England	DC1 (Character of Development)	<u>Policy Ref</u> : point v Provides a high degree of clarity for designing new development in the Parish with reference to its historic character	n/a	Agrees with Policy
Chilterns Conservation Board	DC1 (Character of Development)	We support this policy.	n/a	Agrees with Policy
All Souls via Savills	DC1 (Character of Development)	<u>Response Ref</u> : Land East of Weston Road & Land West of Weston Road: Sites at Weston Road would deliver development that is consistent with the rural character of the village, complying with policy DC1. Both sites could deliver similar sized developments and would contribute positively to the character and appearance of the area	n/a	However land East of Weston Road is outside settlement boundary and Land West of Weston Road has been moved out of settlement boundary based on comments by SODC
SODC	DC2 (Design Principles)	<u>Policy Ref</u> : point v <u>Response Ref</u> : The Ashbury Neighbourhood Plan in the Vale of White Horse What guidance is being referred to here? It is not clear what is meant by 'intrinsically dark zones',	The Ashbury Neighbourhood Plan in the Vale of White Horse was successful in implementing a dark night skies policy, you may want to consider a similar approach to that Plan	Adopt revised narrative and enhanced policy see separate attachment
SODC	DC2 (Design Principles)	<u>Policy Ref</u> : DC2 Design policy DC2 could have greater emphasis on designing a scheme around existing arboricultural features where possible. Emphasising the need to make a feature of the existing trees, promoting them as an asset, not just a constraint	Existing arboricultural features should be incorporated into design schemes wherever possible so that they are set off as an attractive asset to the development	Adopt text as point iii expanding DC2 to 14 point policy "Existing arboricultural features should be incorporated into design schemes wherever possible so that they are set off as an attractive asset to the development"
Oxfordshire County Council	DC2 (Design Principles)	<u>Policy Ref</u> : point vii <u>Response Ref</u> : https://m.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/roadsandtransport/transportpoliciesandplans/newdevelopments/parkingstandardsfornewresidentialdevelopments.pdf 3.25 Rear parking courts can reduce the visual intrusion of cars. But there are disadvantages including inefficient use of land, reduced garden sizes and loss of security and privacy to the rear of the home 3.26 Parking courts work best when they: Pt 5 Have boundary treatments to allow overlooking and avoid blank walls Pt 8 Are located in accessible areas 3.28. Parking squares in the appropriate setting can also be used as an alternative form of providing parking provision. 3.30 Adherence to the policies in this document should prevent this, but where less convenient forms of parking (tandem on-plot and rear parking courts) are proposed, developers will need to demonstrate that unacceptable, unplanned parking will not occur. A.5. In new small scale development outside the Transport Central Area...then	They must be spacious enough to accommodate modern cars and bicycles. Proposals for separate parking areas would not be permitted unless alternative provision is impracticable. In such instances they should be small, discreet and located out of view of the road. All new residential developments must conform to Oxfordshire County Council's parking standards	Add sentence "All new residential developments must conform to Oxfordshire County Council's parking standards" to point vii in policy DC2

Oxfordshire County Council	DC2 (Design Principles)	<p><u>Policy Ref</u> : point xi</p> <p><u>Response Ref</u> : https://www2.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/roadsandtransport/transportoliciesandplans/newdevelopments/DesignGuidePublication.pdf</p> <p>point xi Clarification on the word 'kerbs' is required. There are different types of kerbs, as outlined on pages 18 and 19 of the Residential Road Design Guide. Developments may require a vehicular access, to Oxfordshire County Council standards, which could include precast concrete or granite setts depending on the location. Developments may also be required to reinstate kerbs over redundant accesses</p>	'it should avoid the installation of kerbs to new or existing village lanes or roads but where this is not possible the use of more sympathetic materials / construction design, as identified on pages 18 and 19 of the 'Residential Road Design Guide' should be used in preference to the installation of precast concrete kerbs'	change policy point xi of policy 'it should avoid the installation of kerbs to new or existing village lanes or roads but where this is not possible the use of more sympathetic materials / construction design, as identified on pages 18 and 19 of Oxfordshire County Council's 'Residential Road Design Guide' should be used in preference to the installation of precast concrete kerbs'
Oxfordshire County Council	DC2 (Design Principles)	<p><u>Policy Ref</u> : point xii</p> <p>paragraph 109 (page 34) of the National Planning Policy Framework (NPPF) states that 'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.' A detrimental impact could be considered acceptable in planning terms as long as it is mitigated appropriately.</p>	'new development should not have a detrimental impact on the local highways network, unless mitigated appropriately, especially with regard to the rural country lanes which are unsuitable for high volumes of traffic or large vehicles'	Change policy point xii P48 'new development should not have a detrimental impact on the local highways network, unless mitigated appropriately, especially with regard to the rural country lanes which are unsuitable for high volumes of traffic or large vehicles'
Historic England	DC2 (Design Principles)	<p><u>Policy Ref</u> : DC2</p> <p>provides a high degree of clarity for designing new development in the Parish with reference to its historic character</p>	n/a	n/a
SODC	DC3 (Sustainable Design)	<p><u>Policy Ref</u> : Opening sentence of policy</p> <p>Any new development must, and any changes to existing buildings should, demonstrate:</p>	'Proposals for new buildings and changes to existing buildings should demonstrate:'	change Policy DC 3 intro wording: 'Proposals for new buildings and changes to existing buildings should demonstrate:'
SODC	EN1 (Wildlife and Biodiversity)		i. It may not be possible for provisions to be made on site; we therefore suggest the following wording is added: 'or in an approved alternative location in accordance with a compensation scheme provided as a condition of planning permission'	Respond to SODC "in a rural setting it should be possible"
SODC	EN1 (Wildlife and Biodiversity)		Policy EN1 could encourage developments to be designed to reflect the arboricultural constraints influencing the site. Development proposals affecting trees and woodlands should where appropriate be supported by adequate tree survey information; tree constraints should be identified by a qualified arboricultural consultant, based on a Tree Survey completed in accordance with the current edition of British Standard 5837. Policy EN1 could also be amended to encourage replacement trees with wording such as: 'Development proposals are encouraged to replace trees not be retained as a result of the development at a ratio of at least 2:1'	Will insert at end of para i.: "Development proposals affecting trees and woodlands should where appropriate be supported by adequate tree survey information; tree constraints should be identified by a qualified arboricultural consultant, based on a Tree Survey completed in accordance with the current edition of British Standard 5837. Development proposals are encouraged to replace trees which are not being retained as a result of the development at a ratio of at least 2:1"
SODC	EN1 (Wildlife and Biodiversity)	See comment above re text to be moved from CH2		Insert new para x - see above from CH2

Chiltern Conservation Board	EN2 (Aston Rowant National Nature Reserve)		Wording recommended by CCB	Revise sub para: iii. Results in a biodiversity net gain for the Parish, <u>and including through land management approaches for example grazing regimes, restoring hedgerows, reinstating ponds, reverting arable land to chalk grassland, and joining up islands of ancient woodland or chalk grassland.</u>
SODC	EN2 (Aston Rowant National Nature Reserve)		Whilst we acknowledge that this is an important and significant part of the parish, the Aston Rowant National Nature Reserve is an area which already benefits from the highest level of protection through law, national and local policy. This policy is therefore duplicating information which is already contained in local and national policy. The NPPF sets out the plans should avoid unnecessary duplication, we therefore recommend that this policy is deleted, as the Aston Rowant National Nature Reserve/SSSI/ Special Area of Conservation is already sufficiently protected.	Wording recommended by Natural England, now amended as recommended by Chiltern Conservation Board
Land owner - area adjoining Hill Cottage, Hill Road	F11 (Local Green Spaces)	A mistaken belief that the area in question is to be designated as a green space. It was considered but deemed not to meet the criteria.	None	None
Oxfordshire County Council	F12 (Community Facilities)	Under Policy F12 the Neighbourhood Plan could also refer to and support the role that proposals for community facilities can play in helping to reduce waste as an aspect of community cohesion. For example, through assets such as community fridges, space for the sharing economy (library of things), refill stations, space for local food growing etc.	Suggestion to add additional community facilities. This could be done as an additional point VI perhaps. My view is that we support the development of new community facilities but don't really want to start listing everything. We could however add something to the narrative to highlight that some community facilities could add to the overall sustainability of the Parish	Pass on to PC as an idea.

Pass onto PC as an idea

Thames Water	F15 (Utilities)	Requested extra wording was included in the Utilities policy to strengthen it	Requested wording: "Developers need to consider the net increase in water and waste water demand to serve their developments and also any impact the development may have off site further down the network, if no/low water pressure and internal/external sewage flooding of property is to be avoided. Thames Water encourages developers to use our free pre-planning service (https://www.thameswater.co.uk/preplanning). This service can tell developers at an early stage if we will have capacity in our water and/or wastewater networks to serve their development, or what we'll do if we don't. The developer can then submit this as evidence to support a planning application and we can prepare to serve the new development at the point of need, helping avoid delays to housing delivery programmes".	Third bullet point added under "Development proposals will be supported, provided it can be demonstrated that, where appropriate:" "developers have considered the net increase in water and waste water demand to serve their developments and also any impact the development may have off site further down the network, to avoid no/low water pressure and internal/external sewage flooding of property"
Oxfordshire County Council	F15 (Utilities)	Consideration should be given to the fact that any new homes or commercial premises planned to be built have 21st digital infrastructure installed at the build phase. This will significantly mitigate environmental impacts of any proposed development. More people will be able to work from home, reducing the amount of traffic on the roads & connected homes and offices will optimise environmental controls reducing power consumption and pollution.	No specific policy mentioned in comment but probably relevant to F15. It supports the sustainability angle again but not sure if everyone will satrt working from home full time. Seems to be at a level of detail that is not really required.	None
SODC	F16 (Employment, Economic and Commercial Development)	<u>Policy Ref: F16, i, Bullet 1</u> As worded elements of this policy are overly restrictive and do not have regard to the NPPF. Specifically, paragraphs 83 and 84 of the NPPF, which set out: 83. Planning policies and decisions should enable: a. the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing building and well-designed new buildings; b. the development and diversification of agricultural and other land-based rural businesses; c. sustainable rural tourism and leisure developments which respect the character of the countryside; and d. the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship. The comment refers to the first bullet point is that it would be too restrictive to say support will only be given to businesses which are 'not incompatible with the character of the Parish', as this does not have regard to the above mentioned NPPF paragraphs 83 and 84, and we recommend that	Remove First bullet point	Edit policy intro to Any commercial development : and then replace first bullet point in i. with "which is compatible with the character of the Parish would be particularly encouraged" Edit subsequent points to read from changed intro.

SODC	FI6 (Employment, Economic and Commercial Development)	<i>Policy Ref : FI6, i , Bullet 4</i> The comment refers to the bullet point which states 'not bring additional heavy goods traffic to the village roads' which is considered is overly restrictive and outside of the control of the neighbourhood plan. The focus should be shifted to minimising the impact of traffic. Saved Policy T10 from the Local Plan 2011 sets out that, 'development which would significantly increase the number of lorries on unsuitable roads or where there would be serious adverse effects on the environmental quality of the rural areas, towns and villages will not be permitted'. Similarly Policy TRANS7 in the emerging South Oxfordshire Local Plan 2035, sets out the circumstances whereby proposals for development leading to significant increases in lorry movements, should be permitted. Both the existing and emerging Local Plan policies have the threshold of 'significant'. We therefore recommend that this point is deleted, as it is sufficiently addressed with T10 of the Local Plan 2011 and TRANS7 of	Delete Bullet point or reword We could accept the deletion which would be easiest perhaps or reword bullet point to something like not significantly increase the number of lorries on unsuitable roads or where there would be serious adverse effects on the environmental quality of the rural areas, towns and villages will not be permitted which fits with the current Local and with the emerging plan also.	Change point i bullet point 4 to "not significantly increase the number of lorries on unsuitable roads or where there would be serious adverse effects on the environmental quality of the rural areas, towns and villages will not be permitted which fits with the current Local Plan
SODC	FI6 (Employment, Economic and Commercial Development)	<i>Policy Ref : FI6, iii The final point of the policy, point iii., which sets out that proposals, such as intensively housed livestock, polytunnels or greenhouses, which would fundamentally change the existing character of the agricultural landscape would not be supported, does not have regard to national policy. Specifically, paragraphs 83 and 84 which have been set out above. We therefore recommend that this point is deleted from the policy.</i>	Delete point	Delete point iii. Insert "or agricultural" after "commercial" in point i. Change heading and policy title to include "agricultural"
Oxfordshire County Council	TH1 (Parking)	The policy wording refers to travel plans and not parking.	Therefore, we suggest the following amendment to the policy: Policy TH1: Travel Plans'	SODC recommended titling policy "Sustainable Transport". That change made.
SODC	TH1 (Parking)	Whilst parking is one element of the policy, as it is a broader policy you may want to consider changing the title of the policy to better reflect its content.	Something like 'Sustainable Transport'.	Policy title changed to: Sustainable Transport
Oxfordshire County Council	TH2 (Vehicle Traffic)	OCC Comment: Whilst the county council does not have a specific objection to this policy, some traffic calming measures do require lighting and signage which must meet national standards. Therefore, this policy will preclude certain traffic measures being implemented.	We suggest the following additional wording: 'Ensuring that traffic calming measures and signage are in character with the rural nature of the Parish, where appropriate'	Revise wording for (i): 'Ensuring traffic calming measures and signage are appropriate to the character and rural nature of the Parish.'

STATUTORY BODY:	LPNP SECTION No & TITLE:	KEY POINTS OF RESPONSE:	SUGGESTED CHANGE:	ACTION/COMMENT:
SODC	General	Please update your references to the emerging 'South Oxfordshire Local Plan 2034', to 'South Oxfordshire Local Plan 2035'.	Change references	The Local Plan 2035 has now been adopted, definition changed and "Local Plan" used throughout the document.
SODC	General	You may want to consider introducing paragraph numbers, this makes the documents easier to reference.	Introduce paragraph numbers	Decided too complex to do at this stage for the benefit gained.
SODC	General	Comments from Forestry Officer	Importance of the Conservation Areas in Lewknor could be emphasised and how they protect the trees within them. In addition, making it clear that other trees within Lewknor, Postcombe and South Weston are protected by Tree Preservation Orders.	Query with SODC -plans which have done this well
SODC	General	Comments from Forestry Officer	In general, I consider the value of green infrastructure could be made more prominent throughout the plan.	Query with SODC -plans which have done this well
SODC	Front Cover	So that it is obvious and clear we would recommend that you include the plan period on the front cover.	Include plan period on front cover	Agreed
SODC	Section 3 Terminology	The emerging South Oxfordshire Local Plan 2035 won't replace the 'Development Plan', it will replace the Core Strategy 2012 and Saved Policies from the Local Plan 2011.	Change definition of Emerging Local Plan	Agreed
SODC	Section 5 Introduction	'This Neighbourhood Plan is based on South Oxfordshire District Council's Development Plan, which is valid until 2027 and the Emerging Local Plan 2034.' This sentence lacks clarity, we would suggest the following wording which is more in line the basic conditions:	Revise wording: 'This Neighbourhood Plan has to be in general conformity with the strategic policies contained in the South Oxfordshire District Council's Development Plan.'	Agreed
SODC	Section 7 History of the Parish	Factual correction.	Replace 'communities' with 'commission'.	Agreed
Chilterns Conservation Board	Section 8.1 Vision	Amend sentence to reflect the AONB duties in law and policy, to align with the legislation and policy guidance, notably the section 85 duty in the Countryside and Rights of Way Act 2000 and paragraph 172 of the National Planning Policy Framework (NPPF).	Add "and enhanced" to the sentence The natural and historic environment will be conserved <u>and enhanced</u> and current views from the Chilterns Area of Outstanding Natural Beauty and the National Nature Reserve will have been protected with Lewknor continuing to be largely hidden from view.	Agreed
SODC	Section 8.2 Aims and Objectives	Aim 2. 'To conserve the local landscape and environment and to minimise the impact of development in the surrounding countryside, landscape and ecosystems' Some forms of development could result in positive impacts on the countryside, landscape and ecosystems. We recommend you say 'negative impacts'.	To conserve the local landscape and environment and to minimise the <u>negative</u> impacts of development in the surrounding countryside, landscape and ecosystems'	See below
Chilterns Conservation Board	Section 8.2 Aims and Objectives	Aim 2. To reflect the fact that the AONB landscape is nationally protected (and therefore highly valued with respect of landscape appraisal). This raises its status and adds greater weight when the balancing of planning issues is undertaken in the decision-making process.	Aims 2. To conserve the local <u>and nationally protected</u> landscapes and environment and to minimise the impact of development on the surrounding countryside, landscape and ecosystems.	Objective 2.2 amended to: To conserve the local landscape and environment, <u>including the local and nationally protected landscapes</u> , and to minimise the <u>negative</u> impacts of development in the surrounding countryside, landscape and ecosystems'

O/S

O/S

Chilterns Conservation Board	Section 8.2 Aims and Objectives	We recommend a positive endorsement for biodiversity net gain, as would be consistent with and supported by the NPPF at 170 and in the Government's aspirations for the forthcoming Environment Bill 2020.	Objectives 2.2. Wherever possible maximise the opportunities to enhance the natural environment and its flora and fauna	Objectives 2.2. Wherever possible maximise the opportunities to enhance the natural environment and its flora and fauna
Chilterns Conservation Board	Section 8.2 Aims and Objectives	We also recommend reference to the impacts of nitrogen on air quality as it affects Aston Rowant	Objective 2.3 Prevent negative impact on the Aston Rowant National Nature Reserve and the Area of Outstanding Natural Beauty, <u>including the reduction and mitigation of noise impacts and appropriate air quality management measures.</u>	Objective 2.3 Prevent negative impact on the Aston Rowant National Nature Reserve and the Area of Outstanding Natural Beauty, <u>including the reduction and mitigation of noise impacts and appropriate air quality management measures.</u>
Chilterns Conservation Board	Section 9 Themes	We also recommend reference to the impacts of nitrogen on air quality as it affects Aston Rowant	Policy SS1 Objective Prevent negative impact on the Aston Rowant National Nature Reserve and the Area of Outstanding Natural Beauty, <u>including the reduction and mitigation of noise impacts and appropriate air quality management measures</u>	Policy SS1 Objective Prevent negative impact on the Aston Rowant National Nature Reserve and the Area of Outstanding Natural Beauty, <u>including the reduction and mitigation of noise impacts and appropriate air quality management measures</u>
Chilterns Conservation Board	Section 9 Themes	We also recommend reference to the impacts of nitrogen on air quality as it affects Aston Rowant	Policy CH Objective Prevent negative impact on the Aston Rowant National Nature Reserve and the Area of Outstanding Natural Beauty, <u>including the reduction and mitigation of noise impacts and appropriate air quality management measures.</u>	Policy CH Objective Prevent negative impact on the Aston Rowant National Nature Reserve and the Area of Outstanding Natural Beauty, <u>including the reduction and mitigation of noise impacts and appropriate air quality management measures</u> NOTE for completeness add to EN2 also
SODC	Section 9 Overview of Policies Theme: Housing	Address any arising need for affordable housing for people with connection to the parish.' Comments from our Affordable Housing Team: This objective should be revised as it is not in accordance with the Councils housing policies. Unless the housing development is a rural exception site, any development with an affordable housing requirement will meet the needs of anyone in the district.	No wording proposed	Revise to read: 'Address any arising need for affordable housing for the parish.'
SODC	Section 10 Spatial Strategy	The information you have set out 'Such categories of village are not expected to grow more than 5-10% in the period 2011-2034 and only small, less than 0.2 hectares, infill development is considered appropriate except where a Neighbourhood Plan allocates a site.' is not consistent with the emerging Local Plan as it was submitted,	'The Emerging Local Plan states that, where a Parish Council wishes to prepare a Neighbourhood Development Plan and make housing allocations within it to support further growth, the South Oxfordshire District Council will support this.'	Revise: Such categories of village are not expected to grow more than 5-10% in the period 2011-2034 and only small, less than 0.2 hectare, infill development is considered appropriate except where a Neighbourhood Plan allocates a site. The Local Plan states that where a parish council wishes, in its neighbourhood plan, to make housing allocations within it to support further growth, the South Oxfordshire District Council will support this. Those Neighbourhood Development Plans will need to demonstrate that the level of growth they are planning for is commensurate to the scale and character of their village, and this is expected to be around a 5% to 10% increase in dwellings above the number of dwellings in the village in the 2011 census (minus any completions since 1 April 2011). Development in Lewknor Parish has already exceeded 10%, this Plan does not make housing allocations.
Chiltern Conservation Board	Section 10 Spatial Strategy	Reference to Policy ENV 1 may require some editing in light of the SODC examination and its outcome. CCB, for example, has proposed a standalone AONB policy to be drawn out from this policy.	<i>May require revision after the conclusions of the SODC Local Plan examination.</i>	Local Plan policy ENV1 was not changed substantially as a result of the examination - so no change made.

Chiltern Conservation Board	Section 10.1 Settlement Boundaries: Lewknor and Postcombe	To add further emphasis, we recommend citation of the PINS reference to Chalford Road appeal.		Agreed - APP/Q3115/W/18/3208497
Chiltern Conservation Board	Section 10.1 Settlement Boundaries: Lewknor and Postcombe	Reference to Policy ENV 1 may require some editing in light of the SODC examination and its outcome. CCB, for example, has proposed a standalone AONB policy to be drawn out from this policy.	<i>May require revision after the conclusions of the SODC Local Plan examination.</i>	Local Plan policy ENV1 was not changed substantially as a result of the examination - so no change made.
SODC	Section 11 Landscape and Village Character	'Any building should be of appropriate scale, layout and form, respecting the surrounding character and landscape setting of the existing villages and should be located within the designation settlement boundaries.' This sentence could be amended to take into account that development appropriate in the countryside will be supported outside the boundaries, to mirror point vi of Policy SS1. We recommend adding: 'unless appropriate to the countryside location.'	Revise wording: 'Any building should be of appropriate scale, layout and form, respecting the surrounding character and landscape setting of the existing villages and should be located within the designation settlement boundaries <u>unless appropriate to the specific countryside location.</u> '	Agreed
SODC	Section 11.1 Conserving Heritage	Page 39 'An Article 4 Direction, which limits certain development which may take place without planning permission, may be appropriate for the Conservation Area if permitted development is causing, or would cause, a loss of its special interest, character and appearance.' Please note that this process sits outside of neighbourhood planning.	No recommendation	It is a statement of fact, and not included in a policy, so left in.
Thames Water	Section 11.2 Landscape Character	To be consistent with the nationally protected status of the AONB.	The aim of the Neighbourhood Plan is to conserve the local <u>and nationally important</u> landscape and environment and to minimise the impact of development on the surrounding countryside, landscape and ecosystems.	The aim of the Neighbourhood Plan is to conserve the local landscape and environment, <u>including the local and nationally protected landscapes</u> , and to minimise the <u>negative impacts</u> of development in the surrounding countryside, landscape and ecosystems'
Chilterns Conservation Board	Section 11.4 Chilterns AONB		CCB is aware that the M40 motorway and its corridor exerts a considerable noise and visual impact upon surrounding landscape, which is much valued for recreational access (including the Ridgway National Trail) and includes access to the Aston Rowant Nature Reserve. The M40 is, to some degree, ever present in the landscape that surrounds it. The Neighbourhood Plan may seek to acknowledge this impact upon the AONB and its setting, so that any future motorway design alterations, proposals and noise mitigations by Highways England will be required to acknowledge this issue. Highways England, as a public body, will be required to address the section 85 Duty in the CROW Act 2000 should they propose any works. Mitigation or amelioration of the noise impact, involving surfacing or new fencing for example, is material to setting.	Insert wording in narrative para (vi) after "surrounding areas can be very significant": "The M40 motorway and its corridor exerts a considerable noise and visual impact upon surrounding landscape, which is much valued for recreational access (including the Ridgway National Trail) and includes access to the Aston Rowant National Nature Reserve. The M40 is, to some degree, ever present in the landscape that surrounds it. Any future motorway design alterations, proposals and noise mitigations by Highways England should acknowledge this issue, for example by mitigation or amelioration of the noise impact, involving surfacing or new fencing."

<p>Chilterns Conservation Board</p>	<p>Section 13.2 Aston Rowant National Nature Reserve</p>	<p>In the supporting text we recommend reference to the AONB Management Plan chapter 7 (deals with Land, Woodland and Nature). CCB's interest rests with a reduction in trip generations reliant on the M40 and/or other routes close to these SACs. We acknowledge that such goals may fall outside the scope of the Neighbourhood Plan. However, we would recommend measures to maximise biodiversity, through land management approaches for example grazing regimes, restoring hedgerows, reinstating ponds, reverting arable land to chalk grassland, and joining up islands of ancient woodland or chalk grassland. These may be viewed as necessary compensatory measures.</p>		<p>Agreed, wording changed to incorporate this.</p>
<p>Chilterns Conservation Board</p>	<p>Section 13.2 Aston Rowant National Nature Reserve</p>	<p>Air quality is material. The site is in close proximity to the internationally designated Chilterns Beechwoods Special Area of Conservation (SAC) and the Aston Rowant Special Area of Conservation. Both of these SACs have already breached the critical loads for air pollution. Natural England's Supplementary Advice for Chiltern Beechwoods SAC of November 2018 explains (page 12) that "The supporting habitat of this feature is considered sensitive to changes in air quality and is currently exceeding the critical load for nitrogen (October 2018). This habitat type is considered sensitive to changes in air quality. Exceedance of these critical values for air pollutants may modify the chemical status of its substrate, accelerating or damaging plant growth, altering its vegetation structure and composition and causing the loss of sensitive typical species associated with it." (see https://publications.naturalengland.org.uk/publication/4808896162037760). The Plantlife report states 'We need to talk about Nitrogen' offers further details and reports that 'Woodlands, grasslands, heaths and bogs have all become colonised by nitrogen-loving plants, with knock-on effects for all our wildlife. In 2014, 90% of land in Special Areas of Conservation (SACs) in England and Wales received excessive levels of nitrogen; for the UK as a whole it was 63%' (nitrogen enrichment being a consequence of burning fossil fuels, intensive farming, transport system, power stations, industry, farm fertilisers and livestock are all major sources of nitrogen oxides and ammonia emissions)'. (See https://www.plantlife.org.uk/our-work/publications/we-need-to-talk-about-nitrogen)</p>	<p>We recommend reference to critical loads for air pollution at Aston Rowant (see Natural England's policy – opposite and additional text as below).</p>	<p>Agreed, wording changed to incorporate this.</p>

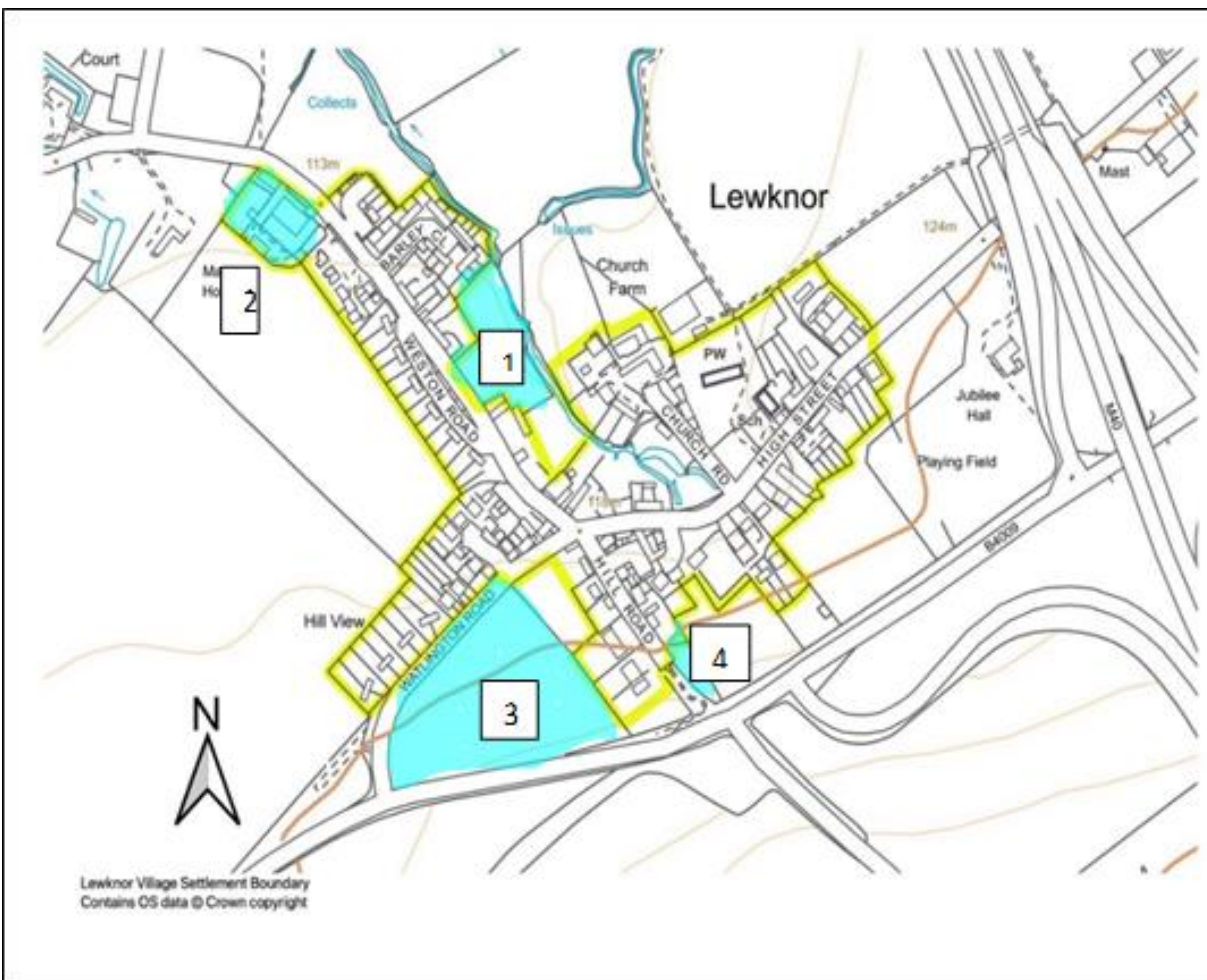
Thames Water	F15 (Utilities)	Requested extra wording was included in the Utilities policy to strengthen it	Requested wording: "Developers need to consider the net increase in water and waste water demand to serve their developments and also any impact the development may have off site further down the network, if no/low water pressure and internal/external sewage flooding of property is to be avoided. Thames Water encourages developers to use our free pre-planning service (https://www.thameswater.co.uk/preplanning). This service can tell developers at an early stage if we will have capacity in our water and/or wastewater networks to serve their development, or what we'll do if we don't. The developer can then submit this as evidence to support a planning application and we can prepare to serve the new development at the point of need, helping avoid delays to housing delivery programmes".	Third bullet point added under "Development proposals will be supported, provided it can be demonstrated that, where appropriate:" "developers have considered the net increase in water and waste water demand to serve their developments and also any impact the development may have off site further down the network, to avoid no/low water pressure and internal/external sewage flooding of property"
SODC	Section 15 Housing	Policy Ref: Last sentence second paragraph "We consider that these recent developments have met the expressed needs and that there is no need for further development" Response :The NPPF sets out that Plans should be prepared positively. We suggest the focus of the text is shifted towards acknowledging that the need that you have identified has been met and therefore you are not making an allocation instead of 'no need for further development'. This better reflects the next paragraph regarding infill and the expectation that there will be organic growth.	We suggest the text is shifted towards 'We consider that these recent developments have met our identified need and therefore we are not making an allocation.'	Agreed, change wording to: 'We consider that these recent developments have met our identified need and therefore we are not making an allocation.'
SODC	15.1 Housing Mix	<i>Policy Ref : 15.1 (i): opening sentence - Affordable housing is defined as social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.'</i> Please include a source for this reference as it does not appear to be from the NPPF	The source is https://www.gov.uk/government/collections/affordable-housing-supply although NOTE quote uses term 'specified' as in Affordable housing includes social rented, affordable rented and intermediate housing, provided to specified eligible households whose needs are not met by the market.	Part I Affordable Housing Para 1 Change definition to NPPF version of affordable housing
SODC	HO1 (Housing Mix)	<i>Policy Ref : 15.1 (i) complete second paragraph</i> This is not the correct definition for the National Planning Policy Framework for rural exception sites. The definition provided is for affordable housing	'Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example, where essential to enable the delivery of affordable units without granting funding	Part I Affordable Housing Para 2 change narrative to NPPF definition of rural exception sites

All Souls via Savills	HO1 (Housing Mix)	The sites have the potential to deliver a mix of housing that meets the needs of Lewknor and respond positively to any local need for housing for the period of the Neighbourhood Plan	n/a	The PC and SODC will determine the appropriate prevailing housing mix at the relevant time
Oxfordshire County Council	Section 16.1 Parking	OCC state that there are currently no plans to improve the safety and security of the existing parking arrangement.	No recommendation	Add at end of first para: Oxfordshire County Council stated on 23 July 2020 that there were currently no plans to improve the safety and security of the existing parking arrangement.
SODC	Appendix 1 Character Assessment	Throughout this document there are a number of statements made under the 'Development in area' heading which are trying to control development, using policy like wording, which is sometimes overly restrictive. For example on page 37 the statement states that no development should take place in this area, this is overly restrictive. The Character Assessment supports the policies in the plan, it should not contain policy wording. We would recommend that these statements are amended to better reflect the purpose of this document which is to identify, describe and evaluate the key features contributing to the character of the area.		Amendments made to the Development in Area sections in respect of each area in the Parish.
SODC	Appendix 2 Green Infrastructure and Open Spaces	Page 8, Key B – There appears to be a missing word between 'allowing' and 'within'.		Delete "allowing"
SODC	Appendix 2 Green Infrastructure and Open Spaces	Page 27 needs formatting as the table is cut off.		OK
SODC	Appendix 2 Green Infrastructure and Open Spaces	Page 30, section 5.8 – The first sentence appears incomplete. Please clarify this as it states that 'nine sites were considered', however we don't know how they were considered.		Text amended to make process clearer.

Statutory Body

All Souls College via Savills
Chilterns Conservation Board
Environment Agency
Highways England
Historic England
Homes England
Land Adjoining Hill Cottage
Marine Management Organisation
National Grid
Natural England
Oxfordshire County Council
Ranier Development
Scottish and Southern Power
South Oxfordshire District Council
Thames Water

Respondent	Land	Proposal	Action
1 Savills on behalf of All Souls College	Knapp Farm Orchard	18 houses	It was decided that these sites were all outside the proposed settlement boundary for Lewknor and would unacceptably extend the settlement.
2 Savills on behalf of All Souls College	Farmyard next to Manor Close, Weston Road, Lewknor	18 houses	
3 Rainier Developments	Land at Watlington Road	30 houses	
4 Owner of land next to Hill Cottage, Hill Road, Lewknor	Land next to Hill Cottage, Hill Road, Lewknor	1 house	



Respondent	Land	Proposal	Action
Owner of Poplars Farm, Postcome	Land around Poplar Farm, Postcombe	Include two areas of land, marked in blue within the settlement boundary	These are are paddocks and it was decided that these areas were not part of the village would unacceptably extend the settlement boundary of Postcombe.

