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We have redacted other information which directly or indirectly can be used to identify an individual including personal views when they relate to another individual.

Clifton Hampden Neighbourhood Development Order - publicity period

Published May 2023. Updated Sep 2023 to add response 96, which was omitted in error

Response 1

Respondent Details

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Q1. Are you completing this form as an:

Individual

Your comments

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood Development Order below. When commenting, you should bear in mind that the examiner will mainly assess the order against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

I strongly support the Burcot and Clifton Hampden Neighbourhood Development Order. The parish council and committee have taken into account the opinions of residents as expressed in the 2014 village survey and, in collaboration with the Gibbs family trust, have developed a plan that benefits the community.

In particular the Neighbourhood Development Order will provide:
A new GP surgery to replace the existing building which was not designed for the purpose and is likely not to be viable in the long-term,
Community ownership of the building housing the village shop which will help secure the facility for the future,
A cycle and foot path linking Long Wittenham and Clifton Hampden
Securing the carpark next to the Barley Mow
Increased parking
Improvement to the village hall.

Q4. If appropriate, you can set out what change(s) you consider necessary to make the order able to proceed below. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

I support the proposed NDO as it is and consider no changes are required.

Public examination

Q6. Most neighbourhood development orders are examined without the need for a public hearing. If you think the order requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Burcot and Clifton Hampden Neighbourhood Development Order:

No, I do not request a public examination

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

Title	Dr
Name	Stephen Grey
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Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the order?

██████████████████

Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

██████████

Response 2

Respondent Details

[REDACTED]
[REDACTED] [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] [REDACTED]

Q1. Are you completing this form as an:

Individual

Your comments

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood Development Order below. When commenting, you should bear in mind that the examiner will mainly assess the order against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

I am totally in agreement with the entire plan.

Public examination

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Title	Mr
Name	Dudley
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
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Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the order?

[REDACTED]

Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

[REDACTED]

[REDACTED]

[REDACTED]

Response 3

Respondent Details

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Q1. Are you completing this form as an:
Individual

Your comments

Q4. If appropriate, you can set out what change(s) you consider necessary to make the order able to proceed below. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.
<p>Re Clifton Hampden LDO Your appendix (D11) is wrong. The Courtiers freehold 4 extends to the north of Well House . The boundary for both is the fence line separating Courtiers Green from the gardens of both properties</p> <p>An additional comment; why do you always show plans in small scale which are not easily understood and filled with far too much minor detail, Lots of pretty pictures add only confusion and add to the belief that your objective is to fool the ignorant serfs that your plans are clever. there have been numerous plans and consultations; how many more?</p>

Public examination

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Yes, I request a public examination

Your details and future contact preferences

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Title	Mr
Name	Wyldbore-Smith
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[REDACTED]	
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[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the order?

[REDACTED]

Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

[REDACTED]

Response 4

Respondent Details

[REDACTED]
[REDACTED] [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] [REDACTED]

Q1. Are you completing this form as an:
Individual

Public examination

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Don't know

Your details and future contact preferences

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Title	Mr & Mrs M B Rooke
Name	Carole Jeanne Frances Rooke
[REDACTED]	
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Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

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Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the order?

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Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

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Response 5

Respondent Details

[REDACTED]
[REDACTED] [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] [REDACTED]

Q1. Are you completing this form as an:

Individual

Your comments

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As a resident of Clifton Hampden since 1996 I fully support the above Development Order.

Public examination

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No, I do not request a public examination

Your details and future contact preferences

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Title	MR
Name	ERIC JACKSON
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Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the order?

[REDACTED]

Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

[REDACTED]

Response 6

Respondent Details

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Q1. Are you completing this form as an:

Individual

Your comments

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This is great 'deal' for the Parish, not only do we get the housing we desperately need but we safeguard our current medical provision, providing a new surgery. Our local amenities gain from improvement and financial grants, unused land included in the scheme will be transferred to community ownership safeguarding it from future development.

I have always stated that to get the things we want we have to accept things we don't want. Whilst there is a small loss of Greenbelt land, the design of the scheme compliments and mirrors the housing within the conservation area, so it will all 'fit in'.

I fully support the NDO.

Public examination

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No, I do not request a public examination

Your details and future contact preferences

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Title	Mr
Name	Chris
Job title (if relevant)	Neill
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Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the order?

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Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

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Response 7

Respondent Details

[REDACTED]	
[REDACTED]	[REDACTED]
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[REDACTED]	[REDACTED]

Q1. Are you completing this form as an:

Individual

Your comments

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I am writing as a resident of Clifton Hampden. However I also declare an interest in that I am a trustee of the trust which owns the paddock site and substantially all of the allotment site and am a member of the NDO Committee; I am also a trustee of the Clifton Hampden Village Charity which owns the freehold of the Recreation Ground to which reference is made.

I am grateful for the opportunity to comment in my capacity as a resident. I fully support both the Neighbourhood Plan and the Neighbourhood Development Order. The Parish Council has worked hard over many years to develop these plans. They bring significant benefits to the village in many ways, but most notably in providing housing that is needed and in securing the future of key village assets, most notably the surgery, the shop and the school.

Public examination

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No, I do not request a public examination

Your details and future contact preferences

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Title	-
Name	Christopher Purvis
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Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the order?

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Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

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Response 8

Respondent Details

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[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

Q1. Are you completing this form as an:

Individual

Your comments

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I am writing as an individual, but my husband is a trustee of a family trust that has agreed to sell the land for the development that is under consideration. He has worked with the other trustees, and beneficiaries, to ensure that significant community advantages will result from the sale of their land. Important, also, is the fact that within a few miles of the village, in either direction, enormous housing developments are planned. The small number of houses proposed under the Neighbourhood Development Order at Clifton Hampden, which will all be carefully designed and environmentally considerate, will therefore, in my view, help to reinforce the integrity of our village identity, and help reduce the risk of it becoming simply a cut through between the two huge developments. The proposal contributes to the government and the local authority's sustainable development policy, it does not affect any listed building or setting or any features of architectural or historical interest, the houses will be built on land that has no irreplaceable community benefit, (one or two allotments in recent use can be re-sited) and, with the thoughtful, in-keeping designs, balanced with other green spaces in or alongside the village, does not undermine the character of this conservation area. With all the above in consideration, I am in favour of the proposals and the granting of a NDO.

Public examination

Q6. Most neighbourhood development orders are examined without the need for a public hearing. If you think the order requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Burcot and Clifton Hampden Neighbourhood Development Order:

No, I do not request a public examination

Your details and future contact preferences

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Title	Mrs
Name	Phillida Purvis
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Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the order?

██████████████████

Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

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██████████████████

Response 9

Respondent Details

[REDACTED]
[REDACTED] [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] [REDACTED]

Q1. Are you completing this form as an:

Individual

Your comments

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood Development Order below. When commenting, you should bear in mind that the examiner will mainly assess the order against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

Thank you for the opportunity to comment on the Neighbourhood Development Order. I support the proposed development and have no further comment to make. I look forward to having the opportunity to vote on the NDO at referendum.

Public examination

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No, I do not request a public examination

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

Title	Mr
Name	Giles Baxter
[REDACTED]	
[REDACTED]	
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
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[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the order?

[REDACTED]

Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Response 10

Respondent Details

[Redacted]

[Redacted] [Redacted]
[Redacted] [Redacted]
[Redacted] [Redacted]
[Redacted]

Q1. Are you completing this form as an:

Individual

Your comments

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood Development Order below. When commenting, you should bear in mind that the examiner will mainly assess the order against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

1. The layout plan for the surgery includes many consultation rooms (great), but little in the way of storage and office space for the number of consultation rooms present. Regardless of whether work is done online or not, future-proofing surgeries require adequate storage for IT equipment, workspace for visitors (e.g. auditors / research staff / test equipment), as well as routine medical supply facilities. Additionally, thinking pragmatically about the future set-up and structure of our healthcare will see and require greater provision for support services (e.g. health visitors), and research work, some of which is already in consultation stages with UKGOV DHSE. Having a design which allows for flexibility and adaptability of future use is crucial. Currently, cramming disproportionate number of consultation rooms to office/storage space seems inappropriate. In addition, the current location of the dispensary does not allow for future consideration of a distinct pharmacy being formed, in the manner similar to what has been created at Berinsfield. Relocating the dispensary to a separate part of the building that could allow easy segregation and direct external access in future if required, could allow a community pharmacy to exist to serve the community and better support the surgery (esp. given the size of surgery being planned).

2. Onsite visit of the allotment site will show that the entrance/exits of some of the footpaths are antisocial. A specific example: one footpath exits towards the back of Little Oaks in Watery Lane. On-site assessment will see that this footpath runs in a straight line directly towards the house and established gap in the hedge (where a gate exists). Subtly shifting the footpath to one side (e.g. to be inline with the boundary of Little Oaks and Rustlings, will do a much better job of retaining privacy for the houses. Furthermore, it would be advisable to consult with the utilities companies concerning the proposed locations of trees, as a few feet one way or other will make significant difference to whether you plant a tree directly over the gas main that runs along the back of the properties in Watery Lane (border of current footpath and field). You will also need to consider existing electricity and telegraph cables and poles whilst at it!

Q4. If appropriate, you can set out what change(s) you consider necessary to make the order able to proceed below. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

See 2 above for suggested alternatives.

Public examination

Q6. Most neighbourhood development orders are examined without the need for a public hearing. If you think the order requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Burcot and Clifton Hampden Neighbourhood Development Order:

Don't know

Your details and future contact preferences

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Title	-
Name	Richard Parker
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Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the order?

██

Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

██████

████████████████

Response 11

Respondent Details

[REDACTED]
[REDACTED] [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] [REDACTED]

Q1. Are you completing this form as an:
Individual

Your comments

<p>Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood Development Order below. When commenting, you should bear in mind that the examiner will mainly assess the order against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>Thank you for the opportunity to comment on the Neighbourhood Plan and Development Order I support the Development Order and it will support the continuation of the excellent facilities we enjoy in our villages. I look forward to having the opportunity to vote on the matter at referendum.</p>

Public examination

<p>Q6. Most neighbourhood development orders are examined without the need for a public hearing. If you think the order requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Burcot and Clifton Hampden Neighbourhood Development Order:</p>
<p>No, I do not request a public examination</p>

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

Title	Mrs
Name	Victoria Baxter
[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the order?

[REDACTED]

Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

[REDACTED]

Response 12

Respondent Details

[REDACTED]
[REDACTED] [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] [REDACTED]

Q1. Are you completing this form as an:
Individual

Your comments

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood Development Order below. When commenting, you should bear in mind that the examiner will mainly assess the order against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.
Thank you for the opportunity to comment on the Neighbourhood Development Order. I support the Development Order and have no comments to make. I look forward to having the opportunity to vote on the matter at referendum. .

Public examination

Q6. Most neighbourhood development orders are examined without the need for a public hearing. If you think the order requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Burcot and Clifton Hampden Neighbourhood Development Order:
No, I do not request a public examination

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

Title	-
Name	James Hammond
[REDACTED]	
[REDACTED]	
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the order?

[REDACTED]

Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

[REDACTED]

Response 13

Respondent Details

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Q1. Are you completing this form as an:
Individual

Your comments

<p>Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood Development Order below. When commenting, you should bear in mind that the examiner will mainly assess the order against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>We strongly support the Burcot and Clifton Hampden Neighbourhood Development Order, which we consider will be essential to the successful implementation of the Neighbourhood Plan. We do not wish to comment further on the NDO, which has been developed to complement the Neighbourhood Plan, and which we see as offering a way of enhancing the future of the community which is unlikely to be repeatable.</p>

Public examination

<p>Q6. Most neighbourhood development orders are examined without the need for a public hearing. If you think the order requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Burcot and Clifton Hampden Neighbourhood Development Order:</p>
No, I do not request a public examination

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

Title	-
Name	Max Lehmann and Victoria Woolley
[REDACTED]	
[REDACTED]	
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
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[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the order?

[REDACTED]

Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

[REDACTED]

[REDACTED]

Response 14

Respondent Details

[REDACTED]
[REDACTED] [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] [REDACTED]

Q1. Are you completing this form as an:
Individual

Your comments

<p>Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood Development Order below. When commenting, you should bear in mind that the examiner will mainly assess the order against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>I am fully supportive of the Neighbourhood Development Order. It has been very sensitively designed to fit in with the current village built area, and in my view the development enhances the village boundary while providing much needed new facilities for our surgery (which would be a huge loss to our community, the current practice building being realistically no longer fit for purpose), school and village hall m while also providing valuable new housing for families and units for older residents to downsize into. This development will continue to enable our village to flourish.</p>

<p>Q4. If appropriate, you can set out what change(s) you consider necessary to make the order able to proceed below. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>No comments to add.</p>

Public examination

<p>Q6. Most neighbourhood development orders are examined without the need for a public hearing. If you think the order requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Burcot and Clifton Hampden Neighbourhood Development Order:</p>
<p>No, I do not request a public examination</p>

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

Title	Mrs
Name	Jacqueline Mason
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Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

██████████

Response 15

Respondent Details

[REDACTED]
[REDACTED] [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] [REDACTED]

Q1. Are you completing this form as an:
Individual

Your comments

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood Development Order below. When commenting, you should bear in mind that the examiner will mainly assess the order against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.
I support the Development Order and have no comments to make.
I look forward to having the opportunity to vote on the matter at a referendum

Public examination

Q6. Most neighbourhood development orders are examined without the need for a public hearing. If you think the order requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Burcot and Clifton Hampden Neighbourhood Development Order:
No, I do not request a public examination

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

Title	Mrs
Name	Jennifer Moscrop
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Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the order?

██████████████████

Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

██████████

Response 16

Respondent Details

[REDACTED]
[REDACTED] [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] [REDACTED]

Q1. Are you completing this form as an:
Individual

Your comments

<p>Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood Development Order below. When commenting, you should bear in mind that the examiner will mainly assess the order against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>I support the Development Order and have no comments to make.</p> <p>I look forward to voting on the matter at a referendum.</p>

Public examination

<p>Q6. Most neighbourhood development orders are examined without the need for a public hearing. If you think the order requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Burcot and Clifton Hampden Neighbourhood Development Order:</p>
<p>No, I do not request a public examination</p>

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

Title	Mr
Name	Gerald Moscrop
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the order?

[REDACTED]

Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

[REDACTED]

Response 17

Respondent Details

[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

Q1. Are you completing this form as an:
Individual

Your comments

<p>Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood Development Order below. When commenting, you should bear in mind that the examiner will mainly assess the order against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>Thank you for the opportunity to comment on the Neighbourhood Plan. I support the Development Order and have no comments to make. I look forward to having the opportunity to vote on the matter at referendum.</p>

Public examination

<p>Q6. Most neighbourhood development orders are examined without the need for a public hearing. If you think the order requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Burcot and Clifton Hampden Neighbourhood Development Order:</p>
<p>No, I do not request a public examination</p>

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

Title	Miss
Name	Primrose Catherine grace Baxter
[REDACTED]	
[REDACTED]	
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the order?

[REDACTED]

Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

[REDACTED]
[REDACTED]
[REDACTED]

Response 18

Respondent Details

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Q1. Are you completing this form as an:
Individual

Your comments

<p>Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood Development Order below. When commenting, you should bear in mind that the examiner will mainly assess the order against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>Thank you for the opportunity to comment on the Neighbourhood Development Order. I fully support the Development Order and have no comments to make. I look forward to having the opportunity to vote on the matter at referendum.</p>

Public examination

<p>Q6. Most neighbourhood development orders are examined without the need for a public hearing. If you think the order requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Burcot and Clifton Hampden Neighbourhood Development Order:</p>
<p>No, I do not request a public examination</p>

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

Title Mr
Name Martin Pipe

[REDACTED]

Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the order?

[REDACTED]

Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

[REDACTED]

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

Title	Mrs
Name	Laura Warden
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Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the order?

██████████████████

Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

██████████

██████████

Response 20

Respondent Details

[REDACTED]
[REDACTED] [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] [REDACTED]

Q1. Are you completing this form as an:
Individual

Your comments

<p>Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood Development Order below. When commenting, you should bear in mind that the examiner will mainly assess the order against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>Thank you for the opportunity to comment on the Neighbourhood Development Order. I fully support the Development Order and have no comments to make. I look forward to having the opportunity to vote on the matter at referendum.</p>

Public examination

<p>Q6. Most neighbourhood development orders are examined without the need for a public hearing. If you think the order requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Burcot and Clifton Hampden Neighbourhood Development Order:</p>
No, I do not request a public examination

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

Title	Mrs
Name	Sarah Pipe
██████████	
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Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the order?

██████████████████

Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

██████████

Response 21

Respondent Details

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Q1. Are you completing this form as an:
Individual

Your comments

<p>Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood Development Order below. When commenting, you should bear in mind that the examiner will mainly assess the order against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>Thank you for the opportunity to comment on the Neighbourhood Development Order. I support the Development Order and have no comments to make. I look forward to having the opportunity to vote on the matter at referendum.</p>

Public examination

<p>Q6. Most neighbourhood development orders are examined without the need for a public hearing. If you think the order requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Burcot and Clifton Hampden Neighbourhood Development Order:</p>
<p>No, I do not request a public examination</p>

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

Title	Mr
Name	Brian Nesling
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Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the order?

██████████████████

Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

██████████

Response 22

Respondent Details

[REDACTED]
[REDACTED] [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] [REDACTED]

Q1. Are you completing this form as an:
Individual

Your comments

<p>Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood Development Order below. When commenting, you should bear in mind that the examiner will mainly assess the order against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>Thank you for the opportunity to comment on the Neighbourhood Development Order. I support the Development Order and have no comments to make. I look forward to having the opportunity to vote on the matter at referendum.</p>

Public examination

<p>Q6. Most neighbourhood development orders are examined without the need for a public hearing. If you think the order requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Burcot and Clifton Hampden Neighbourhood Development Order:</p>
No, I do not request a public examination

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

Title	Mr
Name	Brian Nesling
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Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the order?

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Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

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Title	Mrs
Name	Alison Emptage
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Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

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Response 24

Respondent Details

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[REDACTED] [REDACTED]

Q1. Are you completing this form as an:
Individual

Your comments

<p>Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood Development Order below. When commenting, you should bear in mind that the examiner will mainly assess the order against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>Thank you for the opportunity to comment on the Neighbourhood Development Order. I support the Development Order and have no comments to make. I look forward to having the opportunity to vote on the matter at referendum.</p>

Public examination

<p>Q6. Most neighbourhood development orders are examined without the need for a public hearing. If you think the order requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Burcot and Clifton Hampden Neighbourhood Development Order:</p>
No, I do not request a public examination

Your details and future contact preferences

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Title	mr
Name	jeremiah slade
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Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the order?

[REDACTED]

Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

[REDACTED]

Response 25

Respondent Details

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Q1. Are you completing this form as an:
Individual

Your comments

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Title	mr
Name	Benjamin slade
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Response 26

Respondent Details

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Individual

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<p>I am one of the owners of [REDACTED], which adjoins the paddock site; I am commenting on behalf of all the owners. I am very grateful for the opportunity to voice my support of both the Neighbourhood Plan and the Neighbourhood Development Order. I can see the many benefits that they will bring to the community, particularly the much-needed housing plans and the addition of affordable housing. I am also glad to know that they will safeguard important fixtures of the village, such as the surgery, the village hall, the school and the shop.</p>

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Title	Ms
Name	Kerensa Purvis
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Response 27

Respondent Details

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<p>1. From my understanding this NDO is the first of its kind in the UK, in that it is proposing development in an area that is both in the Green Belt and in a Conservation Area. For this reason alone, I believe the appointed inspector should organise a public hearing to allow residents to put their cases to him in person. I hereby make such a request for a public hearing.</p> <p>2. In the circumstances being proposed by this NDO, ie very special circumstances, there should be a strong presumption against this kind of development in a small village famed for its large group of 18th and 19th century buildings and unspoilt riverside location. The inspector should be aware that the initiative for this NDO came not from the PC or local residents, but from the local landowners (the Gibbs Estates), together with their land agents, both of whom played a prominent role in deciding the specific form of the NDO. I should add that the NDO steering group also included various people with what, in my opinion, are conflicted interests, eg one person who conducted a land deal with the Gibbs Estate during the process and whose land is contiguous with the proposed development and another person whose home and business are likely to be strongly impacted by the proposed NDO. Others who wanted to join the NDO Steering Group were not allowed to do so. It was a group - including the housing developer - whose only intention was to satisfy the aims and objectives of the landowners. It was by no means a democratic or representative group. There were, for example, no parish councillors from Burcot on either the PC or NDO SG. The PC refused to coopt anyone from Burcot or anyone they perceived as being against the proposal, even though the PC itself was under-strength. The legislation setting out the NDO process emphasises that it should be community-led. Nothing of the kind happened in this case. In fact we have had an NDO SG that was captive to the interests of one particular party, namely the landowner, whose land will suddenly multiply in value many times if this NDO is allowed to progress. The landowner has stated publicly that they wish to leave the village and are clearly intent on maximising their assets before they do so. That is why the NDO is being put forward in these terms.</p> <p>3. We can therefore say that in terms of process, many aspects of the procedures to date have been less democratic than expected. Issues of concern include the exclusion of potential members of the NDO, serious conflicts of interest amongst those proposing the NDO, misleading interpretation of</p>

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surveys of Burcot and Clifton Hampden residents, lack of democratic debate and failures by the NDO proposers to take account of the wishes of residents in terms of the overall mix of properties, the lack of renewable energy features in the proposed houses, the socially backward-looking segregation of the houses into 'luxury' housing on one side of the road, compared to the 'utilitarian' housing on the other and the failure to consider other sites that many people consider to be much more suitable than those adopted by the landowner/parish council.

3. Looking at the proposals in more detail, it should be noted that STRAT 6 of the National Planning Policy Framework (NPPF) dictates that new buildings encroaching onto the Green Belt should not be allowed except in 'Very Special Circumstances' (VSC). This is undoubtedly the weakest element of the NDO, as it rides roughshod over this important policy. The NDO also contradicts government policy of conserving and enhancing the historic environment, (ENV 6, ENV7 and ENV8) as it seeks to build on a conservation area. It is also contrary to the policy (DES 8) of promoting sustainable design, in that it takes good agricultural land out of production. All these policies are important to prevent Berinsfield, Clifton Hampden Dorchester and Culham from merging into each other. NPPF para 148 states that 'substantial weight' should be given to any harm to the GB. This has not happened in the case of this NDO proposal.

4. It should also be noted that Point 2 of H8 states: "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)." From figures published on the SODC planning website, it would appear that there have been 14 net new dwellings granted since the 2011 Census which recorded 240 dwellings in the parish – which is a net increase of 5.8%, so we have complied with H8 in any case without the NDO.

5. The percentage of affordable homes in the proposed NDO is less than the 40% recommended under the relevant policy. The NDO backers say this is due to 'viability' issues ie that the landowners/developers don't think they are making enough money. In any case as one of the stated reasons for this NDO was to provide housing for children of the parish to move into, reducing the number of affordable homes does not comply with the spirit of the residents wishes or NPPF requirements. Nor is there any clarity about nomination rights for the affordable homes. Who will control this process? There are no answers. It does not seem that the village will have any say. And yet, one of the stated reasons for an NDO was to allow local people access to affordable homes. In fact they will have no better chance of being housed than anyone else.

6. It should be noted that the plans for housing, a GP surgery, secondary school and primary school at Culham (STRAT9) and the expanded / new surgery and school at Berinsfield (STRAT10i) means that there is a case to answer that we do not need to replace our current surgery with a large surgery or expand the village school. It may be good for some residents of CH, but in the 2015 survey only 5 people said they needed help getting to the surgery out of 662 residents (<1%). Under the proposed NDO, car visits will inevitably increase as most net new patients will be from outside the village, therefore adding to pollution, parking problems, etc., which is contrary to Local Plan policy TRANS2: Promoting Sustainable Transport and Accessibility.

7. In terms of preserving listed buildings, the NDO is contrary to ENV6 on Historic Environment Policy and contrary to ENV7 on Listed Buildings Policy. Nor does the NDO have 'special regard' to the desirability of preserving or enhancing the character or appearance of a conservation area. The NDO is also contrary to ENV8, as the buildings do not enhance or conserve the Conservation Area. It is also contrary to ENV12, due to the danger to children from car pollutants resulting from increased traffic generated by the proposed enlarged surgery and school.

8. On the five reasons given by the NDO Counsel's opinion as supporting 'Very Special Circumstances', it is my belief that:

-1) Meeting housing need is not relevant in terms of district council policy. Nor does the proposed development meet the affordable housing target of 40%.

-2) The doctor's surgery may be a benefit, but it is not clear and the doctors have not signed any

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legally binding agreements with the NDO or parish council. We could be stuck with a white elephant. (This worry is specifically reflected in the Parish Council's own NDO Steering Group minutes - <https://cliftonhampden.org.uk/wp-content/uploads/2023/01/Development-Steering-Committee-minutes-meeting-held-over-14-October-and-16-December-2022-Approved-Version.pdf> - see point 13. Section J).

-3) The lack of alternative sites is a matter for the examiner and SODC on the evidence. From what I can see, parishioners were excluded from this choice in order to please the landowner.

-4) Even if the NDO is led by the PC, this in itself is not a distinct benefit which can attract positive weight in the planning balance as an "other consideration under NPPF para148."

-5) Despite the NDO proposers suggesting that it has "very strong community support", this is hard to believe. The last consultation organised by the PC showed a huge majority against the development - a point which the NDO proposers have tried to hide. As events in the parish over the last year have confirmed, there is substantial opposition to the NDO, with heated debate at every PC meeting.

9. Having spent a great deal of time looking at the various documents and discussing with fellow parishioners, I believe the following 'harms' will result from the NDO:

a) "Definitional harm" by reason of the inappropriateness of the development in the GB .

b) Harm to the openness of the GB

c) Harm arising from conflict with the purposes of including land within the GB.

d) The extent of each of these harms is a matter of judgement for the examiner and SODC.

e) Weight to be given to harms to the GB is dictated by national policy (NPPF para 148), noting that "substantial weight" should be given to harms to the GB.

f) The Examiner/SODC must also taken into account "any other harms", eg harms to the character and appearance of the area.

g) It is accepted by the NDO proposers that there will be harm to the CH Conservation Area – another "harm" to be factored into the VSC balance, where it carries "considerable importance and weight." My view is that if the VSC tests are not met - and they are substantial - then the examiner would be bound to recommend that the basic conditions are not met by the NDO, and that the NDO should be refused.

10. For all the reasons stated above, I am strongly opposed to this NDO, which rides roughshod through important legal protections that have preserved Clifton Hampden from the worst excesses of development. Clifton Hampden's future lies in its being an untouched island of rural charm and beauty amongst so much over-development in south Oxfordshire. It should not be disfigured by a tawdry housing scheme, featuring kitsch reproductions of 'rural' housing with cheesy names and fake 'olde worlde' charm. We have the real thing in Clifton Hampden and should keep it that way. Nor should we allow a socially divided housing scheme, with rich people on one side of the road, and the poorer types on the other. This is the 21st century, not the 1850s. Any 'benefits' suggested by the NDO can accrue to the village simply by the landowner gifting the land to the village in recognition of the service provided to the estate by generations of villagers.

11. In terms of a way forward, I believe that the new Parish Council, which will be more representative than the previous one, will be in a position to rethink this NDO and consider whether or not it is the best way forward for the village. Clifton Hampden needs to build on its existing assets and think of ways of maximising its status as a beautiful, unspoilt spot on the River Thames, rather than descend into yet another example of inappropriate development.

Public examination

Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the order?

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Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

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Response 28

Respondent Details

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Q1. Are you completing this form as an:
Individual

Your comments

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<p>I am wholly in favour of the NDO. It promises a very satisfactory solution to the needs of the village</p>

Public examination

<p>Q6. Most neighbourhood development orders are examined without the need for a public hearing. If you think the order requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Burcot and Clifton Hampden Neighbourhood Development Order:</p>
<p>No, I do not request a public examination</p>

Your details and future contact preferences

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Response 29

Respondent Details

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I fully support the NDO

Public examination

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Title	Mrs
Name	Jillian Guinness
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Response 30

Respondent Details

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Your comments

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<p>I strongly support the NDO because I think we really need a new surgery. The present building is completely unsuitable and may eventually become unacceptable for the NHS. Then we could be left with no surgery in the village.</p> <p>We have used this surgery for the past 50+ years and it is one of the major advantages of the village</p>

Public examination

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Name	John Last
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Response 32

Respondent Details

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Q1. Are you completing this form as an:
Individual

Your comments

<p>Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood Development Order below. When commenting, you should bear in mind that the examiner will mainly assess the order against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>I am sorry I completed my first form without any comments so this is my second submission.</p> <p>I am in favour of the Development Plan but have reservations about the Paddock Development being necessary to the development on the other side of the road. The paddock development does not seem to be essential to the other housing/surgery development and to spoil very pleasant countryside unnecessarily would be a shame.</p> <p>I wish to exercise my right to vote when the time comes and I am pleased to have had the opportunity to comment as a resident of Clifton Hampden of some 35 years.</p> <p>Thank you.</p>

Your details and future contact preferences

<p>Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.</p>	
Title	mr
Name	james colman

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Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the order?

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Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

██████████

Response 33

Respondent Details

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Q1. Are you completing this form as an:
Individual

Your comments

<p>Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood Development Order below. When commenting, you should bear in mind that the examiner will mainly assess the order against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>Thank you to everyone on the Steering Committee for all the hard work that has been put into drawing up this very comprehensive plan that I'm sure will be of great benefit to all the residents of Clifton Hampden and Burcot. I am in favour of the plan and look forward to being able to vote to that effect at the forthcoming referendum.</p>

<p>Q4. If appropriate, you can set out what change(s) you consider necessary to make the order able to proceed below. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>I would prefer the Paddock development to retain the existing nature of the area without any additional footpaths. And also to leave the hedge alongside Bowlands Lane as it is. I feel that the narrow footpath link the northern half of the village to the southern is an important characterful feature of the village.</p>

Public examination

Q6. Most neighbourhood development orders are examined without the need for a public hearing. If you think the order requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Burcot and Clifton Hampden Neighbourhood Development Order:

No, I do not request a public examination

Your details and future contact preferences

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Title	Mrs
Name	Sue Colman
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Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the order?

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Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

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Response 34

Respondent Details

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Q1. Are you completing this form as an:

Individual

Your comments

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It is clear that a huge attempt has been made to reduce the impact of the proposed Clifton Hampden and Burcot development, however despite this, I have to retain my original stance in that I oppose the proposed development on the green belt. The green belt was introduced for a reason, to protect our green and pleasant land for the benefit of future generations and wildlife. Britain is losing biodiversity at an astonishing rate, therefore, any development in Clifton Hampden and Burcot should take place outside the green belt. Any build on green belt would be a very dangerous precedent to make.

As the urban sprawl encroaches our green spaces, the health of the human population is negatively impacted, as well as our wonderful wildlife. I do wonder why the sites were selected. Dave Goulson in his book Silent Earth asserts the importance of allotments, and I quote 'recent evidence shows that allotments are the best areas for pollinator diversity while simultaneously providing healthy, zero-food-miles, no packaging fruit and veg, and boosting the health of allotmenters'.

Would the Council be able to question why the land offered by Mr ██████████ on the outskirts of town for development has been rejected by the Parish Council, where this, in my opinion, is less biodiverse and may be a more viable proposition for the NDO should development have to proceed.

I do question, due to the imminent departure of Dr. ██████████, and proposed new surgery on the new Culham development, as well as a surgery at Berinsfield, whether the proposed new Dr.'s surgery is still viable and fit for purpose. Based on this and the recent stats, I think this may not be the case so a further review may be prudent.

I would also encourage more joined up thinking strategically regarding the developments at Culham, CH&B, Long Wittenham, Dorchester and Berinsfield.
Many thanks for your time and attention.

Public examination

Q6. Most neighbourhood development orders are examined without the need for a public hearing. If you think the order requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Burcot and Clifton Hampden Neighbourhood Development Order:

Yes, I request a public examination

Public examination

Q7. Please state your specific reasons for requesting a public hearing below:

The original consultation was flawed; it did not attempt to canvas the village adequately and was pushed through. Villagers are divided and would welcome a public consultation. The NDO will impact our greenbelt.

Your details and future contact preferences

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Title	Miss
Name	Angela Mills
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Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the order?

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Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

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Response 35

Respondent Details

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[REDACTED]	[REDACTED]
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Individual

Your comments

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I have lived in Clifton Hampden all my life and I am [REDACTED]. I fully support the plans for building and think new families in the village is a good thing. A new surgery easily accessible in the centre of the village will be wonderful.
Rita Kelly

Public examination

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No, I do not request a public examination

Your details and future contact preferences

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Title	Mrs
Name	Rita Kelly
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Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

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Response 36

Respondent Details

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Q1. Are you completing this form as an:
Individual

Your comments

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<p>I fully support the order and feel it is necessary to have new families in the village. John Hill</p>

Public examination

<p>Q6. Most neighbourhood development orders are examined without the need for a public hearing. If you think the order requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Burcot and Clifton Hampden Neighbourhood Development Order:</p>
<p>No, I do not request a public examination</p>

Your details and future contact preferences

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Title	Mr
Name	John Hill
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Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the order?

██████████████████

Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

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Response 37

Respondent Details

[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
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[REDACTED]	[REDACTED]
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Individual

Your comments

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<p>As a resident of Clifton Hampden for over 40 years I fully support the plans for new building proposed by the order The benefits which will come to the community are outstanding and will protect and conserve for generations and new families will bring energy to sustain the institutions. The new surgery in the heart of the village is so important and the contribution to the school will help secure its future too. I look forward to voting in the referendum. Penny Hill</p> <p>(I hope this is not a duplication as I did not receive an acknowledgement previously- if it is please disregard)</p>

Public examination

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Title	Mrs
Name	Penny Hill
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Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

[REDACTED]

[REDACTED]

[REDACTED]

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Response 38

Respondent Details

[REDACTED]	
[REDACTED]	[REDACTED]
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Individual

Your comments

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<p>Thank you for the opportunity to comment on the Neighbourhood Plan. I support the Plan, which sets out opportunity to sustain and improve facilities and infrastructure in the Parish. A small amount of growth is needed. Bringing new families into our community will help support our amenities including continued access to an updated GP surgery and our village school, which is used by a number of families able to walk their children to and from school. The surgery, with attached pharmacy, is not only an essential service for local residents, it also brings people from surrounding villages who use our PO and shop and keep them thriving assets and available for the community. The plan makes provision for sufficient and safe parking, which is not currently enough for existing needs and will be lost completely should the land be otherwise sold.</p> <p>The Neighbourhood Plan is a response to a consultation with the village and a village plan. It offers housing of different sizes to enable downsizing for current residents and provision for potential new.</p> <p>The plans are sympathetically set out and it is a generous offering by those involved for the long term sustainability of a rural village through supporting improvements and community led activities. This is becoming increasingly important given the extensive housing and new amenities being built in nearby towns, which are only accessible from villages by car.</p> <p>I look forward to having the opportunity to vote on the matter at referendum.</p>

Public examination

Q6. Most neighbourhood development orders are examined without the need for a public hearing. If you think the order requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Burcot and Clifton Hampden Neighbourhood Development Order:

No, I do not request a public examination

Your details and future contact preferences

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Name	Debbie Croft
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Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the order?

████████████████████

Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

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Response 39

Respondent Details

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[REDACTED]	[REDACTED]

Q1. Are you completing this form as an:
Individual

Your comments

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<p>Thank you for the opportunity to comment on the Neighbourhood Development Order. I support the NDO and have no comments to make. I look forward to having the opportunity to vote on the matter at referendum.</p>

Public examination

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Title

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Name

David Croft

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Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the order?

[REDACTED]

Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

[REDACTED]

Response 40

Respondent Details

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Individual

Your comments

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<p>Thank you for the opportunity to comment on the Neighbourhood Plan. I support the Plan and have no comments to make. I look forward to having the opportunity to vote on the matter at referendum.</p>

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Name	Russell Slatford
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Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

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Response 41

Respondent Details

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Q1. Are you completing this form as an:
Individual

Your comments

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<p>Thank you for the opportunity to comment on the Neighbourhood Plan. I support the Plan and have no comments to make. I look forward to having the opportunity to vote on the matter at referendum.</p>

Public examination

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Title	-
Name	Estelle Slatford
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Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

[REDACTED]

Response 42

Respondent Details

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Q1. Are you completing this form as an:

Individual

Your comments

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I would like to know more about this development and have the opportunity to discuss in an open forum with independent advisors.
I have some concerns about the impact to the neighbourhood in particular the impact of more traffic. The design has some unsavoury features such as luxury houses on one side and less luxurious ones on the old side, quite an old fashioned idea.

Public examination

Q6. Most neighbourhood development orders are examined without the need for a public hearing. If you think the order requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Burcot and Clifton Hampden Neighbourhood Development Order:

Yes, I request a public examination

Public examination

Q7. Please state your specific reasons for requesting a public hearing below:

It is such a major change to the neighbourhood therefore independent experts are needed to give the locals are fuller picture of this development.

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

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Name	Catherine Sykes
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Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the order?

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Response 43

Respondent Details

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[REDACTED] [REDACTED]
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The NDO has planned for 17 new houses, a surgery, extension to the village hall, a burial ground and additional parking but there are too many unanswered questions about what the plan for this NDO comprises. Are the houses of a reasonable size especially those that are designated "affordable" or "social housing". Where is the layout of each unit? How close are the houses to each other to avoid crowding?
What are the eco credentials of each unit? Where is the assurance that they will be fitted with solar panels, loft and wall insulation? No specifications have been provided.
What is the estimation of the number of additional cars that will need parking space? The A415 is a busy road and there is a danger to children from an increase in car pollutants.

There is no requirement for building on the green belt and in the conservation area as there are building developments in Culham and Berinsfield.

The NDO is harmful to the conservation area in Clifton Hampden where biodiversity should be protected, especially in this time of climate change.

I strongly object to this NDO.

I should like to request a public hearing with the Inspector.

Margaret Sarosi

Public examination

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Yes, I request a public examination

Public examination

Q7. Please state your specific reasons for requesting a public hearing below:

The NDO proposal in Clifton Hampden is unique and a public hearing would be a chance for the community to a greater understanding of the issues involved

Your details and future contact preferences

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Title	Mrs
Name	Margaret Ann Sarosi
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Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the order?

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Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

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Response 44

Respondent Details

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Individual

Your comments

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<p>We are deeply concerned about the proposed development at Clifton Hampden. We object to this for several reasons, primarily that the development will be on green belt land for which there seems to be little to no justification under current legislation. Furthermore, there is no recompense to the environmental impact during and post development. If the proposed developments at Culham and Berinsfield are granted then the need for such a change at Clifton Hampden would not be required. It would seem that the land owners may only be the beneficiaries in this project especially with the lack of affordable housing for local people if this should go ahead. There are of course many other issues. As such it would be prudent to hold a public meeting to air concerns.</p>

Public examination

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<p>Yes, I request a public examination</p>

Public examination

Q7. Please state your specific reasons for requesting a public hearing below:

as discussed previously. Moreover, there needs to be transparency in this proposal which appears to be lacking.

Your details and future contact preferences

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Name	Tina Lovelock & Jean Dennis
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Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the order?

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Response 45

Respondent Details

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Individual

Your comments

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I have sent this letter to you by post but am submitting it here as well in case of postal delays

Q3. You can upload supporting evidence here.

- File: Objections letter (2023_04_07 14_45_51 UTC) [REDACTED]

Public examination

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Yes, I request a public examination

Public examination

Q7. Please state your specific reasons for requesting a public hearing below:

See letter

Your details and future contact preferences

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Name	Christine McCulloch
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Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

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Objections to Clifton Hampden Neighbourhood Development Order (NDO) and request for a public meeting

From Christine McCulloch 07/04/2023

Main points

1. I wish to **object strongly** to the Clifton Hampden application for a NDO. The NDO breaches both National Planning Framework Guidelines and SODC strategies. The claim for Very Special Circumstances is weak and does not support any encroachment on to the Green Belt and the Conservation Area in the parish of Clifton Hampden and Burcot. My reasons for this objection are set out against planning strategies below.
2. A **public meeting to discuss the NDO is needed** before the referendum because:
 - a) Many people in the Parish have insufficient information about the proposals and are confused about the planning process. A public meeting will stimulate interest and increase the number of people making an informed decision at the referendum.
 - b) The published information on which the referendum will be based contains errors and omissions. For example, there is no firm commitment from the doctor on the new surgery plans, there is no tie to link the new houses to the needs of the parishioners, there is no commitment to high environmental standards nor design to enhance the Conservation Area. More car parking is promised on a false baseline: the NDO claims that the current village hall car park has only 9 spaces whereas 24 cars park there regularly during the school drop and pick up times. It is not clear how the hedgerow masking the Allotments site will be retained when a path for pedestrians is required along the roadway as stipulated in the Road Safety report.

Clifton Hampden NDO and the National Planning Policy Framework (NPPF) Commentary set out in italics below each Policy.

13 Protecting the Green Belt (GB)

Reasons a) to check the unrestricted sprawl of large built-up areas; b) to prevent neighbouring towns merging into one another; c) to assist in safeguarding the countryside from encroachment; d) to preserve the setting and special character of historic towns; and e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Paragraph 147, new buildings encroaching on the Green Belt should not be approved except in very special circumstances.

Development in the GB should only occur where well-served by public transport and accompanied by plans for improving the environmental quality and accessibility of the remaining Green Belt land.

This is the weakest aspect of the NDO, encroachment is undeniable, Openness will be diminished. The GB in Clifton Hampden is precious because it provides a rural break between Berinsfield, Dorchester, and Culham and serves as a recreational resource with access to the Thames, footpaths and picnic

sites. CH & B are not well served by public transport and the setting aside of plot A plus from agriculture to more biodiverse vegetation is not adequate compensation. Indeed, it will involve loss of good agricultural land.

Claims for very strong community support are negated by the results of the most recent consultation when 35 people were opposed to the scheme, seven in favour (two of whom have reservations) and three neutrals. The incoming Parish Council after the May elections will be likely to have a majority of members opposed to the NDO.

16. Conserving and enhancing the historic environment.

Building on Conservation Area land adversely affects the historic environment of the village and views of listed buildings. The number of buildings planned is excessive for the scale and character of the village.

Contamination. Page 153 of the NPPF states that “where a site is affected by contamination or land stability issues, responsibility for securing a safe environment rests with the developer and/or landowner.

On the Paddocks site, some of the houses will be built on the Gault formation where “special precautions are required during and post construction for new build incorporating anti-heave/ shrink measures” yet no assurance is given in the plans for this work to be carried out. Similarly, high levels of Arsenic have been found on the allotments site and it is not clear how the developers will remedy this.

SODC strategies

STRAT 1 The Overall Strategy Policy

SODC has considered the position of Clifton Hampden and Burcot and has decided that the parish should be retained as “washed over” Green Belt with no housing requirement because the targets are being met by building in Berinsfield and Culham nearby.

This GB protection is important to prevent Berinsfield, Dorchester, Clifton Hampden and Culham merging. In addition, the parish has a valuable rural recreational role for walks, fishing, swimming, and other riverine pursuits. The Thames path, the Green Belt path and other public footpaths will be adversely affected by views of the proposed new developments. The Conservation Area protects a village of historical interest with many listed buildings, a valued part of our heritage.

STRAT 6. Green Belt.

If ‘very special circumstances “allow development, such development should be carefully designed to minimise visual impact. There should be compensatory improvements to environmental quality and accessibility of the remaining Green Belt land.

The visual impact of the development on the Allotments site will be damaging to the Conservation Area. The design of the shed-like surgery and the crowded houses will disturb views of the village hall and will be very visible from the A415, particularly because the screening hedgerow will have to be removed and replaced by a footpath/ cycleway for road safety reasons.

The Paddocks site will replace a beautiful rural scene integral to the Conservation Area and viewed from well-used footpaths, with a mundane suburban development.

The GB in our district has already been encroached by the Culham Science Centre (the promise by the Council for it to be returned to GB after the end of the JET project has been broken), and large new insets are planned for Culham and Berinsfield. This makes the washed over Green Belt status of our parish more precious.

H8 Housing in the Smaller Villages Policy

As a smaller village within the Green Belt, there is **no defined requirement** to contribute towards delivering additional housing (beyond windfall and infill development) to meet the overall housing requirement of South Oxfordshire.

Any additional housing needs are better met by the planned developments in larger villages such as nearby Berinsfield and Culham, where many services may be accessed on foot. There is not a demonstrable need for additional housing on this scale within the parish,

SODC will focus on towns and larger villages to reduce and to move away from car travel.

Burcot and Clifton Hampden are very dependent on cars for access to employment, leisure and most shopping. Only residents of CH access the village shop on foot. The village shop and PO is inaccessible for disabled people, has inadequate parking and sited on a hill making carrying of shopping home problematic.

STRAT 9: Land adjacent to Culham Science Centre. Plans have been published to remove land from the Green Belt for a strategic allocation for 3,500 new homes (with 2,100 to be built in the plan period), employment, retail, and social infrastructure – **including a GP surgery**, a secondary school and a **primary school**.

Strat 10: calls for a new or expanded surgery at Berinsfield and a new school

These plans, 9 and 10, mean that there is no need for Clifton Hampden to provide a new GP surgery nor expand the village school. The NDO does not show how the proposed site for a new, expanded GP surgery has been chosen nor how it would relate to the surgery already planned under Strategy 9. The NDO's Counsel suggests the chosen site is good for access from CH village, but the village residents are likely to be only a tenth or less of the total number of patients being served. Access by car to Clifton Hampden is likely to be predominant, traffic generation, parking problems, lack of room for expansion should be considered and demonstration given of reasons why this site is chosen. The current GP village site, although sloping has room for a modern expanded surgery.

H16 Backland and Infill Development and Redevelopment Policy

Some infill may be permitted in Conservation Areas, but the Paddocks and Allotment sites are integral to the Conservation Area and should not be considered as infill. Infill within the parish has provided 14 new houses since the 2011 census..

EMP10 Development in Rural Areas Policy

The parish is not suited to expansion because it is rural, with high car dependency and inadequate public transport, although a highly subsidised, hourly service in the day has recently been introduced. More parking will be needed to cater for the extra housing and reduction of existing car parking.

ENV1 Landscape and Countryside Policy

The waterscape of River Thames at Clifton Hampden is of rare beauty and interest which attracts tourists from afar as well as being a recreational resource for the district.

ENV3 Biodiversity Policy

Biodiversity will decrease on the building plots; hedgerows will have to be removed for new pedestrian and cycle paths. Paths of migrating mammals (deer, badger, hare, hedgehogs will be disrupted. Developers have to increase biodiversity by 10%.but it is not clear how this will be achieved.

ENV4 Watercourses Policy

Minor streams may be culverted but SUDS policy not included. Increase in sewage into works already discharging raw sewage into the Thames several days a year

ENV6 Historic Environment Policy

Proposal is **contrary**.

ENV7 Listed Buildings Policy

Proposal is **contrary**.

Views of listed buildings will be spoilt.

ENV8 Conservation Areas Policy.

The proposal is **contrary**.

The new buildings do not conserve or enhance the Conservation Area.

ENV12 Pollution

NDO will add to pollution

Primary and nursery school children whilst waiting several minutes at the traffic lights are currently exposed to large amounts of pollution emitted from cars. Continuing dropoff which involves major road crossing will continue this harm. And the increased traffic generated by an enlarged surgery will add to the pollution.

EP4

The proposal does not follow the aim to direct development to areas with the lowest risk of flooding,

EMP10 Development in Rural Areas Policy

The parish is not suited to expansion because it is rural, with high car dependency and inadequate public transport, although a highly subsidised, hourly 45 service in the day has recently been introduced. More parking will be needed to cater for the extra housing and reduction of existing car parking.

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ENV4 Watercourses Policy

Minor stream culverted. SUDS policy not included. Increase in sewage into works already discharging raw sewage into the Thames several days a year. SUDS and rainwater harvesting not included in the scheme.

ENV6 Historic Environment Policy

*Proposal is **contrary**.*

ENV7 Listed Buildings Policy

*Proposal is **contrary**.*

Views of listed buildings will be spoilt.

ENV8 Conservation Areas Policy.

The proposal is contrary.

The new buildings do not conserve or enhance the Conservation Area.

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Contrary.

Primary and nursery school children whilst waiting several minutes at the traffic lights are currently exposed to large amounts of pollution emitted from cars. Continuing dropoff which involves major road crossing will continue this harm. And the increased traffic generated by an enlarged surgery will add to the pollution.

EP4

Although the chosen sites will not themselves be flooded, expansion of population in a village where floods disrupt the High Stret and access from the south during floods is undesirable.

DES1 Delivering High Quality Development

The building designs proposed will not enhance the Conservation Area and important views of listed buildings will be obscured. For example, the view of the attractive Village Hall will be blocked by the shed-like modern new surgery.

DES 8 Promoting sustainable design

Takes good agricultural land out of production in the field to the north of the Allotments site and in the Paddocks.

H9 Affordable housing.

The number of affordable houses proposed is less than the number recommended under this policy. The affordable housing is separated from the luxury houses and differentiated by size.

TRANS4

An additional TUCAN crossing is needed for safety for the number of school children crossing. A new pedestrian and cycle path is recommended along the frontage of the Allotments site which will mean removing the screening hedgerow.

Lack of safe foot pathways through the allotments site. These are needed for the large number of children traversing the site.

Parking is inadequate to cater for the school drop off. Currently around 24 cars pack into the Village Hall carpark at drop off in the mornings and afternoons. The transport plan does not cater for this demand.

The transport assessments do not consider the variety of potential uses of the Village Hall and its need for dedicated parking close to the entrance. In the past, the Village Hall has been used as a nursery/ pre-school, for rock bands, dances, village meetings, art classes, dance classes and dramatic performances. Parking near the entrance to the Village Hall is needed for these activities especially for disabled access and for the carrying of equipment in and out of the hall. yet the plans show a reduced number of spaces for the Village Hall.

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Response 46

Respondent Details

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[REDACTED]	[REDACTED]
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Individual

Your comments

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<p>I would like to register my objection to the proposed NDO for a number of important reasons. As detailed below, the NDO does not comply with the Basic Conditions required for approval. Simultaneously, the NDO fails to present any actual, credible 'Very Special Circumstances' that would in turn be required to overcome, in balance, this very significant lack of compliance with the Basic Conditions.</p> <p>If, however, the Examiner is minded to consider allowing the NDO to proceed, then I would please request that the Examiner determines to hold a public hearing as part of their assessment process, given the unique nature of the submission seeking development on Green Belt in a Conservation Area. A public hearing would: not only to confirm that there is no 'strong community support' for the NDO, but would also help to overcome the serious deficit in genuine and meaningful community consultation that has been a hallmark of the B&CH NDO process to date. A public hearing would provide a competent arena to fully scrutinise and test the evidence underpinning the NDO application, that I believe would be found to possess serious inaccuracies, inconsistencies and omissions which completely undermine the correctness of what has been submitted for Inspection.</p> <p>My reasons for objecting to the proposed NDO include:</p> <p>1, The NDO fails to meet the Basic Conditions (4B Town & Country Planning Act 1990), due to:</p> <p>(a) Failure to meet Basic Condition (a) as the NDO contravenes the National Planning Policy Framework in the following regards:</p> <p>I. NPPF paras 149 and 150f requires that development under an NDO should preserve the openness of the Greenbelt, but the current proposal fails to do this by putting forward a design which would result in significant loss of openness (both spatial and visual) and significant encroachment into the countryside;</p> <p>II. The NDO contravenes the Green Belt purposes as stated in NPPF para 138 because it fails to safeguard the countryside from encroachment (138 (c)) nor does it preserve the setting and special character of the village (138 (d));</p>

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood Development Order below. When commenting, you should bear in mind that the examiner will mainly assess the order against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

III. The sites for development proposed by the NDO conflict NPPF para 178 with regard to the loss of agricultural land;
IV. NPPF para 144 specifically seeks to restrict developments within the village that would necessarily harm the open character of it, of which this NDO does create substantial harms;
V. The NDO contravenes NPPF para 137 which seeks to prevent urban sprawl;
VI. NPPF states that development in the Green Belt should only occur in locations well-served by Public transport, but this is not the case for B&CH;
VII. NPPF para 148 calls for substantial weight to be placed on any harms to the Green Belt, especially as the NDO's own 'balancing exercise' has materially failed to do;

(b) Failure to meet Basic Condition (c) because the NDO fails to preserve or enhance the character or appearance of a Conservation Area, specifically:

I. The design of the development scheme is not in-keeping with the present nature and style of housing within the Conservation Area;
II. The visual impact of the NDO on the Allotments site will severely undermine the countryside setting of the this part of the Conservation Area;
III. Similarly, the NDO in respect of the paddocks site will replace a classic, and preciously traditional rural setting with a modern suburban development;
IV. The NDO establishes that there will be harm to Clifton Hampden Conservation Area and by its own admittance fails this Basic Condition;

(c) Failure to meet Basic Condition (d) because the NDO is in opposition to the achievement of sustainable development, specifically:

I. This NDO's removal of agricultural land in favour of a built environment is incongruous to the Basic Condition (and in opposition to Local Plan Des 8);
II. The NDO's implications for traffic movements, parking and transport needs stands in opposition to the achievement of sustainable development;
III. The lack of provision for design-elements meeting sustainable development principals within the proposed housing scheme specifications does not support the Basic Condition for Sustainable Development;

(d) Failure to meet Basic Condition (e) because the NDO directly conflicts with the SODC Local Plan in the following regards:

I. The NDO Conflicts with H1 of the Local Plan, proposing sites that have not been allocated for development in the Local Plan, nor presented to the community in a neighbourhood Plan and adopted by them. Therefore it is not possible for NDO to be in accord with H1(3)(vi);
II. Confirming my own thoughts, the SODC Officers' advice is explicit that the NDO proposed does not meet a number of defined policies, for example STRAT 6 (Green Belt), as well as DES2 (Enhancing Local Character), ENV6 (Historic Environment) and ENV8 (Conservation Areas);
III. The council officer responsible for Landscapes, provides numerous specific reasons as to why the proposed NDO development is inappropriate for Clifton Hampden, not least the severe disruption to a number of key views over what are currently open spaces, that would be permanently adversely affected. Indeed the NDO as proposed – in terms of the number, location and design of the 17-new houses, are themselves considered highly incongruous to the existing look, feel and settings within the Parish;
IV. The proposed NDO sites are outside of the present settlement boundary of Clifton Hampden, and so unquestionably are in the countryside and outside of the village for the purposes of policy STRAT 1 (viii), which is at odds with the NDO's Basic Conditions Statement;
V. The NDO conflicts with H8 (and H16) because it is providing for a scale of development significantly in excess of the 5-10% guided by policy. B&CH have already added nearly 6% to its housing stock since 2011, and, without the NDO, are already well on-trend to reach the upper boundary of 10% before 2035, via natural in-fill. Not only would the NDO development alone greatly exceed the upper limit, the proposed developments would promote yet further, additional development in the coming years;
VI. The NDO development fails H9, because the proposed scheme does not provide 40% affordable housing - and does not offer credible evidence to justify that outcome (indeed the NDO conflicts with the mix identified in its own housing needs assessment) and thus removes any claim to it being a Very

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood Development Order below. When commenting, you should bear in mind that the examiner will mainly assess the order against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

Special Circumstance;

VII. Promoting an enlarged surgery, and the directly associated additional road traffic (90%+ of which travels from outside of the Parish) is contrary to policy TRANS2;

Absence of Very Special Circumstances:

The numerous failures to meet a number of the Basic Conditions, in addition to the unbalanced harms created by the NDO, are NOT AT ALL outweighed by what the NDO presents as 'Very Special Circumstances'. The NDO's Very Special Circumstances do not stand-up to substantive scrutiny, specifically:

2, Unrequired Housing Supply:

(a) SODC has demonstrated it already has more than a five-year land housing supply and therefore there is no shortfall to meeting housing need in the local area. Accordingly, it is not credible for the NDO to suggest this as a very Special Circumstance.

(b) The original consultation promoted the primary reason for any potential development being to provide step down and starter homes for locals, yet this NDO has no determined arrangements that strictly provide for this, e.g. placing appropriate, supporting covenants in the associated Title documents of the proposed housing development. Instead, the NDO promotes a scheme that appears primarily driven by the Landowner and Developer to maximise their own commercial interests rather than genuinely attempting to provide for what the community originally had potential contemplation for.

3, Unconfirmed and unrequired new Doctors Surgery:

(a) This alleged key community benefit and Very Special Circumstance promoted by the NDO, is not at all assured by this NDO proposal. Instead, it leaves the community at risk of voting for an NDO which will actually only ensure that all the unwanted, negative effects of housing development do occur, without absolute guarantees of this alleged benefit being delivered in return. Specifically, the S106 does not bind the NDO to have the surgery built and occupied for operation prior to the housing development proceeding;

(b) The GP practice, which is organised as a business partnership, have not been prepared to commit to the proposed new surgery - even in such a simple and commonly expected form as a signed and dated letter of intent, which, for a key development of this nature to proceed, one would have expected them to do so, as a minimum. Indeed, for a development of this scale of harm, it would be expected that an alleged community benefit as this would be secured by comprehensive contract prior to being considered for approval. The fact that they have not done so raises serious questions as to their commitment to the village surgery, as does their record of attendance and engagement with the NDO process thus far. Furthermore, recent departures from the partnership - with no signs of replacement - only serve to deepen this concern. Without the active and definite engagement of the partnership itself then no new surgery will proceed at all;

(c) Presently, the administrators for the local NHS Primary Care Network do not have a developed plan on the future role for the GP surgeries in Berinsfield, Long Furlong and Marcham Road along with Clifton Hampden. Indeed, beyond confirming that they (the PCN) might support the continuation of a service in the Clifton Hampden, there is no clarity on what services will be offered and why these are not better placed either in Culham or Berinsfield.

(d) With Local Plan Strat 9 and Strat 10 catering for new and expanded surgery facilities in Berinsfield and Culham, there is no need for a new and expanded facility in Clifton Hampden.

(e) Nobody has suggested, let alone provided any valid evidence, that the current surgery is inadequate or is otherwise failing to meet the needs of the community. There are no plans for the present surgery to be closed or curtailed in any way. Accordingly, it is incorrect for the NDO to cite a new doctor's surgery as a Very Special Circumstance when the community already has a working facility which has no known prospect of being withdrawn from service;

4, Improper and inadequate Site Selection process:

(a) The site selection was not open and transparent, and did not allow for the fullest assessment of all possible alternative sites;

(b) There are alternative sites to those proposed by the NDO that would be less harmful to the Green

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood Development Order below. When commenting, you should bear in mind that the examiner will mainly assess the order against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

Belt and the Conservation Area, but these were not considered;
(c) The community were excluded from the site selection process and were merely presented with the final choices selected by the NDO steering, without opportunity to assess all sites including additional ones disregarded by the steering committee. This occurred without sufficient reason or evidence and stands in opposition to Locality Guidance for Neighbourhood Plan;

5, No Strong Community Support:

(a) The Reg. 21 stage consultation in 2022 demonstrated – on the basis of those who responded – an overwhelming (c85%) opposition to the NDO within the community;
(b) Other opportunities for interaction with the NDO process, albeit limited in frequency, have also shown a consistent significant opposition to the proposals, and a decided lack of support for the NDO;
(c) The village survey of 2015 – which the NDO places great emphasis on - actually expressed a view that 79% opposed the development of larger (5-bed+) houses, and only 11% considered large developments of 10 or more houses to be appropriate: these do not represent 'Strong Community Support';

Miscellaneous flaws and inadequacies of the NDO:

5, Traffic and the Lack of Parking Provision:

(a) The siting of the proposed new burial grounds without appropriate access or nearby car parking, nor scope for supporting ancillary buildings and facilities;
(b) A lack of parking provision at the repurposed village hall site, where competition for spaces from teachers, parents, GP surgery attendees, overflows from the new housing development, as well as temporary visitors to the village, will likely create regular mayhem and annoyance elsewhere in the village;
(c) The very significant increase in traffic flow to the present village hall site will likely compound the already severe issues noted by many, at the traffic lights on the Clifton Hampden crossroads;
(d) The wholly inadequate Traffic Assessment report submitted as part of the NDO does not even make an assessment of traffic in the afternoon hours - reporting only on morning traffic !

6, NDO's inadequate documentary evidence assessing key aspects arising from the proposed development, which particularly impact the community's ability to come to properly-informed conclusion. For example:

(a) The landscape and Visual Impact assessment presented does not provide sufficient information and by omission of photographs, from certain viewpoints, fails to highlight the inevitable negative consequences of the proposed NDO, in respect of degraded outlooks from existing public viewpoints, as well as the adverse changes to the nature of the settlement's current pattern;
(b) No environmental noise assessment or noise mitigation scheme (to address policies ENV11 & ENV12) have been provided and thus the NDO as proposed is at risk of requiring further amendment only after the community has undertaken this review, rather than before it;

Please may I request to be notified of SODC's decision on whether they formerly adopt, or not, this NDO.

Q4. If appropriate, you can set out what change(s) you consider necessary to make the order able to proceed below. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

Given the wholly inappropriate approach and content of the NDO there is no way it ought to be allowed to proceed. Instead, the Parish Council should be directed to produce a comprehensive

Q4. If appropriate, you can set out what change(s) you consider necessary to make the order able to proceed below. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

Neighbourhood Plan and seek its adoption first, and only then bring forward an NDO if the adopted NP has a settled need for such.

Public examination

Q6. Most neighbourhood development orders are examined without the need for a public hearing. If you think the order requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Burcot and Clifton Hampden Neighbourhood Development Order:

Yes, I request a public examination

Public examination

Q7. Please state your specific reasons for requesting a public hearing below:

If the Examiner is minded to consider allowing the NDO to proceed, then I would please request that the Inspector determines to hold a public hearing as part of their assessment process, given the unique nature of the submission seeking development on Green Belt in a Conservation Area.

A public hearing would: not only to confirm that there is no 'strong community support' for the NDO, but would also help to overcome the serious deficit in genuine and meaningful community consultation that has been a hallmark of the B&CH NDO process to date.

Further, a public hearing would provide a competent arena to fully scrutinise and test the evidence underpinning the NDO application, that I believe would be found to possess serious inaccuracies, inconsistencies and omissions which completely undermine the correctness of what has been submitted for Inspection.

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

Title	Mr
Name	Paul Schenk

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Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

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Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the order?

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Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

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Response 47

Respondent Details

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[REDACTED] [REDACTED]
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Q1. Are you completing this form as an:

Individual

Your comments

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood Development Order below. When commenting, you should bear in mind that the examiner will mainly assess the order against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

Burcot and Clifton Hampden Neighbourhood Development Order

Allotments and Paddock sites

I do have very strong objections to the proposal for the development of the above sites as put forward by the Burcot and Clifton Hamden Parish Council Neighbourhood Development Order.

In view of the unique nature of the proposed NDO (to develop in the Green Belt) I request that the Inspector holds his enquiry in public to enable views from the public to be heard.

At the beginning of this process all the sites submitted by local landowners were thrown out except the Allotments site which we were assured would be the only site with a chance of development. This was manifestly untrue. The owners of these sites were never given a chance to submit more plans or information. Although not illegal, it would have been prudent and beneficial if this was done. In the intervening years the Gibbs estate has gone forward on 3 (A, A+ and B) sites which is out of all proportion to what the village needs or what was originally proposed.

The main driving force for the NDO is the proposed new Surgery so the developers can claim Very Special Circumstances which is vital to enable any development in the Green Belt to go ahead. At the moment there does not seem to be any commitment or information available from the surgery practice to provide us with confidence that the practice will ever occupy the proposed new premises.

Not only are the two development sites in the Green Belt but they are also in the Conservation area. I trust that the Parish Council knows that permission has not been granted for an NDO to develop in the Green Belt anywhere in the country. This would surely set a precedent.

There seems to be a rush at the moment to push through the NDO before the new Parish council takes over in May. The new councillors (only 1 has sought re-election) may hold different views.

Public examination

Q6. Most neighbourhood development orders are examined without the need for a public hearing. If you think the order requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Burcot and Clifton Hampden Neighbourhood Development Order:

Yes, I request a public examination

Public examination

Q7. Please state your specific reasons for requesting a public hearing below:

I feel the unique nature of the Neighbourhood Development Order - proposed development in the Green Belt and Conservation Area - requires a public hearing to ensure that Parishioners' views are given an airing.

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

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Name	Mick Midenhall
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Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the order?

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Response 48

Respondent Details

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[REDACTED]	[REDACTED]
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Individual

Your comments

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I would like to register my objection to the proposed NDO. As detailed in the attached document, it is of my opinion, based on understanding of planning matters and documents available to me, that the NDO does not comply with the Basic Conditions required for approval. Simultaneously, the NDO fails to establish any 'Very Special Circumstances' of substance that would in turn be required to overcome, in balance, this very significant lack of compliance with the Basic Conditions.

Q3. You can upload supporting evidence here.

- File: NDO response 2023.pdf [REDACTED]
- [REDACTED]-meeting-held-over-14-October-and-16-December-2022-Approved-Version.pdf [REDACTED]
- File: _letter of Commitment__225.pdf [REDACTED]

Public examination

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Yes, I request a public examination

Public examination

Q7. Please state your specific reasons for requesting a public hearing below:

I would please request a public hearing as part of the assessment process, given the uniqueness of the submission, and the potential harm to the Green Belt and Conservation area. A public hearing would discredit the claim in the NDO condition statement that the proposal has "very strong community support", and would also provide an arena to fully scrutinise and test the evidence that underpins the NDO application; and, allow the community to seek clarification on the thoroughness and appropriateness of planning conditions, and S106 terms; as neither these or any other document provides robust detail or assurances on key matters.

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

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Name	Suzanne Neave
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[REDACTED]	[REDACTED]

Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the order?

[REDACTED]

Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

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I would like to register my objection to the proposed NDO. As detailed below, it is of my opinion, based on understanding of planning matters and documents available to me, that the NDO does not comply with the Basic Conditions required for approval. Simultaneously, the NDO fails to establish any ‘Very Special Circumstances’ of substance that would in turn be required to overcome, in balance, this very significant lack of compliance with the Basic Conditions.

I would please **request a public hearing** as part of the assessment process, given the uniqueness of the submission, and the potential harm to the Green Belt and Conservation area. A public hearing would discredit the claim in the NDO condition statement that the proposal has “very strong community support”, and would also provide an arena to fully scrutinise and test the evidence that underpins the NDO application; and, allow the community to seek clarification on the thoroughness and appropriateness of planning conditions, and S106 terms; as neither these or any other document provides robust detail or assurances on key matters.

Basic conditions

The NDO fails to meet the Basic Conditions (4B Town & Country Planning Act 1990), due to:

Failure to meet Basic Condition a)

- 1) NPPF paras 149 and 150f requires that development under an NDO should preserve the openness of the Greenbelt, but the current proposal fails to do this by putting forward a design which would result in significant loss of openness and significant encroachment into the countryside;
- 2) The NDO contravenes the Green Belt purposes as stated in NPPF para 138 because it fails to safeguard the countryside from encroachment (138 (c)) nor does it preserve the setting and special character of the village (138 (d)).

The purpose of designating land as Green Belt, are set out in NPPF paragraph 138. Table 1 outlines key points of contention regarding statements in the NDO Green Belt Study in relation to these purposes.

Table 1

Green Belt purpose	NDO Green Belt Study Comments (summary)	Alternative view
(b) to prevent neighbouring towns merging into one another;	Minor narrowing of gap with mature trees and hedges	The gap is narrowed and the effect is not reduced simply by existing intervening landscaping. Development would therefore erode the function of the land in relation to its purpose.
(c) to assist in safeguarding the countryside from encroachment;	Areas are visually detached from the wider countryside by existing vegetation of urbanising use of the area	Not agreed. This is exactly what encroachment is envisaged to be. Development would therefore erode the function of the land in relation to this purpose.
(d) to preserve the setting and special character of historic towns; and	Areas contribute to the setting and special character of the village.	Clearly this will undermine the special character. Development would therefore erode the function of the land in relation to this purpose.

3) NPPF para 144 specifically seeks to restrict developments within the village that would necessarily harm the open character of it, of which this NDO does create substantial harms.

4) NPPF Paragraph 148 seeks to ensure that substantial weight is given to any harm to the Green belt. The NDO’s own ‘balancing exercise’ fails to do this.

5) We should value the laws that protect our green spaces, and the setting in which our heritage rests. The land included in the NDO is not just protected by Green Belt Policy, but also the Listed Buildings and Conservation Areas Act 1990. It is important therefore to consider these laws together and the cumulative significance that they uphold. The current NDO disregards this fact.

6) The Green Belt Study Assessment only considers the visual openness and not the Green Belts capacity to fulfil its purpose or consider spatial aspects of openness.

Comment on Basic Condition b)

Whilst there is no formal definition of substantial harm, or guidance of what constitutes desirable preservation of a listed buildings setting, the turn of phrase used by the author, almost suggests that the statement that satisfies Para 194 NPPF is largely based on opinion of the individual, rather than any robust assessment criteria "*my opinion, the level of heritage harm that might be caused falls very much at the lower end of 'less than substantial harm'*". Whilst one assumes this is not incongruous with the policy, it does seem a rather lax approach to something that has such significance.

Failure to meet Basic Condition c)

The NDO establishes that there will be harm to Clifton Hampden Conservation Area and by its own admittance fails this Basic Condition; Instead choses to suggest the inspector to fairly conclude that the benefits outweigh the harm caused.

However, the claim of benefit from the NDO can not reliably justify the NDO:

- i. A new medical facility – the S106 states that the freehold is to be offered to the Clifton Hampden Surgery NOT community ownership
- ii. Many of the benefits appear to have been made contingent on the approval of the NDO by the landowner, and do not necessarily mitigate the impact of the proposed development on the conservation area.

Failure to meet Basic Condition d)

The NDO is in opposition to the achievement of sustainable development:

- 1) Promoting an enlarged surgery, expansion of the school, and the directly associated additional road traffic (90%+ of which travels from outside of the Parish) is contrary to SODC LP TRANS2.
- 2) The very significant increase in traffic flow to the present village hall site will likely compound the already severe issues noted by many, at the traffic lights on the Clifton Hampden crossroads, unnecessarily increasing air pollution.
- 3) The NDO is incongruous with NPPF para 174e. There are regular reports of sewage discharge into the river at Clifton Hampden. Additional drainage and sewage requirements of a development of this size in a concentrated location, will have significant impact on an already overburdened system, posing risk nearby properties, and increasing pollution risk impacting riverine ecosystems. As documented there are a number of resident bat species, any development would be significant light pollution to the village impacting of the behaviour of these species.
- 4) The lack of provision for design-elements meeting sustainable development principals within the proposed housing scheme specifications does not support the Basic Condition for Sustainable Development.

Failure to meet Basic Condition e)

The NDO conflicts with the SODC Local plan in regards to H1, H8, H9, H16, TRANS2, DES2, DES8, START 1, STRAT 6, ENV6, ENV7, ENV8

The percentage of affordable homes in the NDO is less than the 40% recommended under the relevant policy. The NDO backers say this is a viability issue. This is spurious as when I challenged this point at one of the consultations, I was told that it is was about making it economically viable for the developer. This was also challenged by the authors of a report commissioned by South Oxfordshire District Council to review the evidence submitted on this subject, which states in its

conclusion “*This RLV is above the existing use value of £108,726 by a factor of 17 and demonstrates that the proposed scheme is viable and could provide an 40% affordable housing as well as the other proposed contributions as outlined in the report above*” (Adams Integra, Oct 2022)

Very special circumstances

1) The Basic Conditions Statement it states: “The proposed development meets the test of Very Special Circumstances under NPPF 147-148 for the purposes of paragraphs 8(2)(a), (d) and (e) of Schedule 4B of the Town and Country Planning Act 1990”. It goes on to state that the Parish Council have sought Counsel’s Opinion on this matter. Counsel’s Opinion finds that the Very Special Circumstances test is met for at least five reasons. This is the only evidence submitted to support the claim that the NDO meets the test for VSC. However, a concerned group of residents sought legal opinion, on this opinion, which highlighted that VSC test is a question of planning judgment and not one of law; and not a matter for Counsel but for the decision-maker in their exercise of expert planning judgement. This document should therefore not be considered as total evidence to test whether the NDO meets VSC.

2) During consultations between 2020 and 2022, residents repeatedly raised concerns that given the surgery is integral to the Very Special Circumstance strategy to get the NDO approved, it seemed strange that no legally binding document had been agreed with the partners of the Clifton Hampden Practice, and no formal commitment from the partners that they indeed plan to occupy the building once complete.

A request was made for evidence of a firm commitment from the Partners, during these consultations and at Parish Council meetings. Finally, a letter appeared, undated and unsigned written by the practice manager seemingly on behalf of one of the partners.

- i. This letter in no way expresses commitment from the GP practice partners, only that Abingdon and District PCN network support it;
- ii. It mentions the need to accommodate increased capacity **but** makes no mention of considerations regarding the proposed new surgery planned under STRAT9 of the Local Plan, which states: *iv) sufficient health care capacity, likely to be a total of one new GP surgery on site to serve existing and future demand in this area in accordance with the infrastructure Delivery Plan*;
- b. The matter of the surgery planning conditions was discussed in an NDO steering committee meeting in October 2022 (appendix 1 attached document [NDO steering committee meeting minutes Oct 2022](#)), where it states in the published minutes that:
“7) S106. CB agreed that the completed S106 agreement needed to include surgery partners as signatories. CB explained that the S106 agreement stipulated that the surgery was to be complete and occupied before work could commence on houses, i.e. a condition of planning”.
 - i. The draft S106 contradicts both these, points. The only reference to the surgery is clause 2.4 (page 18), which almost implies in its wording that the Owners are not expecting the Clifton Hampden Surgery to commit upfront.
 - ii. There is no such commitment in the S106 that the surgery has to be occupied before work on the houses commences.
 - iii. This important condition also does not appear in the Draft Planning Conditions.

There is still great uncertainty about the attitude of the doctors involved. There is a danger that the community will either be left with an empty building, or the developers will build the houses first and the surgery never gets built. Nor is there any evidence that healthcare provision will be significantly improved as a result of the NDO. There was also never any discussion about possible alternative locations for the surgery to prevent further traffic issues, such as Culham, Berinsfield, or sites bordering the village, given that the majority of patients travel by car

3) Considering the points raised as the “at least five reasons” stated by the Counsel instructed by the Parish Council, much of the evidence to support these is misleading (See table 2):

Table 2

Reason given	Evidence provided in NDO	Alternative evidence
1 The proposal will provide new housing within the Parish to meet its housing needs, given the extent of the Green Belt Coverage.	Evidence is in the Housing Needs Assessment and Supplementary Report. The need is for c36 smaller 1,2 and 3 Bed Houses, and for a few larger houses to provide balance and for viability. The scheme will provide 14 smaller houses and 3 houses. Following extensive consultation with the Local Planning Authority, this quantum is judged to be the maximum possible given Green Belt and Conservation Area considerations.	The proposal is contrary to SODC LP Policy H8 and H16. H8 states the need to demonstrate level of growth they are planning is commensurate to the scale and character of their village, and is expected to be around 5 – 10% increase. In 2011 census 660 houses, a 10% increase will be 22 houses (through infill). The Neighbourhood Area already has reached 5.8% (14 new houses) of the maximum. The proposed NDO will in fact exceed this. The housing assessment concludes housing need as follows: 11.1% 1 bedroom; 40.8% 2 bedroom; 48.2% 3 bedroom; 0% 4 bedroom; 0% 5+ bedroom However, the proposed mix is: 24% 1 bedroom; 47% 2 bedroom; 12% 3 bedroom; 12% 4 bedroom; 1% 5+ bedroom This allocation and restrictions laid out in the S106 do not support community's identified need, such as housing for local people (as any affordable housing will be District decision).
2 The proposal will deliver a much-needed new doctor's surgery, which will result in significant improvements in healthcare provision locally.	Supporting evidence is set out in the Surgery Evidence Paper. The need for a new purpose built building is driven by a) the provision of additional shared services at Clifton Hampden as part of the overall increase in services by the Primary Care Network, b) challenges with the current building c) lack of limited options to provide additional services particularly in Berinsfield.	Improvements can be made in the local area, but as highlighted in various documents Clifton Hampden Surgery is part of PCN, which will at a later date include surgeries in Berinsfield and Culham, and therefore any benefit from the surgery's location in the village does not outweigh the harm to the openness of the Green Belt, character of the village, and impact on conservation area.
3 There are no alternative sites available to deliver these benefits.	The parish is located entirely within the Green Belt, and so there are no sites outside the Green Belt.	Alternative options were only considered internally, with not public engagement to consider a long list of options. Only land from one landowner was considered. It also only considered land in Clifton Hampden and not in Burcot, which is included within the Neighbourhood area. Overall there is lack of evidence to make this statement.
4 The scheme is community led and will deliver significant social and economic benefits, in line with the Localism Act 2011 and national planning policy.	<i>The benefits to be delivered by the scheme are set out in the section on NPPF Para 93 above. The social and economic benefits are set out in the section 2.4 of the Basic Conditions Statement The scheme is community led as set out in the Consultation Statement, and the outcome decided at Referendum</i>	This has been a contentious issue throughout this process: members of the community fearful of the repercussions for expressing their opinions, lack of transparency and open discussion and democratic debate. Members were excluded from joining the NDO Steering group Conflicts of interest amongst those in the NDO steering group Misleading interpretation of survey results
5 The proposal has very strong community support, as demonstrated by the consultation work undertaken to date.	<i>consultation process is described in outline in the section on NPPF Para 29 above, and in detail in the Consultation Statement</i>	There is evidence of local support, but there is also evidence that member strongly oppose. In the last consultations 29 objected, 4 supported, and 2 gave qualified support. It is misleading to state that there is "Very Strong community support" , this has not be substantiated at any point.

Meeting of NDO Steering Committee
Held over two sessions 14 October 2022/16 December 2022
Part 1 Held at Lower Town Farmhouse
Part 2 out of committee

Present

Giles Baxter (GB) - chair

Christopher Purvis (CP) (Joined by Zoom)

Penny Hill (PH)

Chris Neill (CN)

Charles Champion (CC) (Joined by Zoom)

Chris Brotherton (CB)

Rob Hollin (RH) (Part 2 only)

Simon Russell (SR) (Part 2 only)

Sara Ward (SW) representing the GP Partners (Joined by Zoom)

In attendance

Kevin Brady (KB) Part 1 Only

Meeting Part 1: 14 October 2022

- 1) Registration of Interests. Attached. Dr James has been removed from the register as she retired from the practice in September 2022. Dr Rubens has been added as the new partner.
- 2) Minutes of meeting 18 Feb/4 March 2022. Already agreed out of committee and published.
- 3) NDO Submission to SODC – approvals and publication process. The SG agreed the following process:
 - a. Initial agreement on changes (14 Oct)
 - b. Final changes following SODC advice
 - c. Submission NDO and supporting documentation circulated to NDO SG members
 - d. Approval and SG meeting session 2
 - e. Minutes of SG meeting approved
 - f. NDO Submitted
- 4) Communication Plan
 - a. Information updates to be published in Additional Information section of website as and when available **Action GB**
 - b. Submission NDO and documentation to be published on website, as addendum to SG minutes **Action GB** [**Afternote.** On advice from SODC who ‘own’ the process after submission, documents should not be published until the submission has been validated which is co-incident with the start of the Consultation. This is because documents can change right up to the point of Consultation launch. SODC have also advised not to publish documents separately, but to provide a link to the SODC website, which also gives instructions on how to respond This is to avoid any issues which may follow if different versions of documents are published on different websites, as has happened with other Neighbourhood Plan Groups. Therefore the NP and NDO documents will be published via a link to the SODC website, and not on the PC website.].
- 5) Design Changes. Presentation by KB

- a. SG agreed design changes to terrace and semi detached dwellings.
 - b. SG considered design changes to semi detached bungalows but decided to stay with original style (barn conversion). KB to review detailing of gables to see if the high triangular glass windows can be amended/removed as they are hard to keep clean or source suitable soft furnishings/curtains for light and security.
Action KB
 - c. SG agreed that the additional parking provided by the scheme was sufficient, and that no further parking should be added. The SG noted that the current scheme provided a total of 55 spaces made up of 23 surgery, 14 village hall, and 18 burial ground, compared with the current total of 14 surgery and 9 village hall . The SG also noted the additional flexibility from having surgery, VH and square parking on the same site. CB/KB to confirm numbers. **Action CB**
- 6) Covenants. The SG considered whether covenants were needed to prevent residents of new properties erecting 6' fences. The SG agreed that the protections afforded via planning policy would be more effective given the location within the conservation area, and therefore covenants were not required.
 - 7) S106. CB agreed that the completed S106 agreement needed to include surgery partners as signatories. CB explained that the S106 agreement stipulated that the surgery was to be complete and occupied before work could commence on houses, i.e. a condition of planning.
 - 8) The SG agreed that a contract committing the Parish Council, the development partner and the landowner to see the NDO through to referendum and to bind parties to its execution should the referendum return a positive result was required as soon as possible and certainly before the referendum. CB would consult their solicitors. **Action CB**
 - 9) OCC Transport Officer comments. CB explained that Glanville (transport consultants) were already preparing a response and, where necessary, updating the Transport Strategy. They would, as part of this review, calculate with precision the number of current and new parking spaces. **Action CB.**
 - 10) SODC Comments. Awaited. GB explained that he had agreed with Ricardo Rios (RR) that these would be sent through piecemeal as officers responded internally, rather than waiting, collating, and sending in one batch. All note that a Stage 2 viability assessment would be required prior to submission.
 - 11) Consultation Statement. SG agreed the approach taken, the tenor of, and content so far of the draft consultation statement. GB requested all SG members to further review and suggest changes. **Action All.** CB agreed to send forms of words for the missing sections. **Action CB.** [Afternote. CP sent comments after the meeting]. All noted that the Consultation statement would form part of the Submission Documentation, and be published on the website.
 - 12) Other agreed changes:
 - a. Website: Publish pre-app supporting documents
 - b. Website - Publish EOG reports for 20-21 and 21-22 grants.
 - c. Website - Publish Budget
 - d. Website – Publish update to Project Timelines Paper
 - e. NDO Submission – to include Letter of Intent from surgery.

Meeting Part 2: 16 December 2022

13). Update on changes to the NDO. GB briefed the meeting (by email) the main updates to the NDO and supporting documentation:

- a. Minor changes to design details as discussed at the last meeting. The SG noted the SODC Landscape Officer's comment that finishing the 'Georgian' farmhouse in brick would be more muted, but decided to stick with the render being more in keeping with the houses to the east of the paddock site.
- b. Basic Conditions Statement. This is the first document that the inspector will read, and on advice from SODC should contain all of the key information to demonstrate compliance with planning policy.
- c. Consultation Statement. Finalised on receipt of SODC comments.
- d. Transport Strategy: updated
- e. Acoustic assessment: new report, as required by SODC
- f. Air Quality Assessment: new report as required by SODC
- g. LVIA: minor changes to reflect SODC comments
- h. HNA: supplementary report to address SODC comment that it would be helpful to include a quantum of housing need.
- i. Viability: stage 2 report added in response to SODC comments on Stage 1. The SG agreed that the viability assessment remains extant, and that the scheme only remains viable at a reduced level of Affordable Housing (4 units). GB briefed the meeting on his discussion with RR on process, namely that SODC will comment that the scheme is not compliant with H9 (Part 1). The SG's view is that H9 part 2 allows for variation on viability grounds, and that the SODC position does not take account of the wider community benefits that the scheme will deliver, or that as SODC advised in their response the scheme 'unique'. They were therefore prepared to take the case to the inspector.
- j. Surgery. GB confirmed that the practice has issued a 'wet copy signature' letter confirming their ongoing commitment to the scheme. This will be added to the statement of evidence. GB also explained the SODC position that the submission needed to address how the community benefit from the surgery building would be retained if the practice close at some point in the future. The SG agreed that, given the dependency on the community for planning permission for the new building, an appropriate solution would be:
 - i) that the freehold of the land for the surgery and car park should be owned by the CLT, thereby generating income from ground rent, and say in the future of the building should a change of use be required. .
 - ii) that the S106 agreement should include provision for the CLT to be given first option to buy the building should it come up for sale
 - iii) that the surgery be registered as an Asset of Community Value
- k) Changes to the text of the main NDO document to reflect the above, and other recommendations from SODC, the most important ones relating to Site Selection.

14) Additional information. GB confirmed that the following documents were being add/updated on the PC website.

- a) Statement of Income and Expenditure
- b) Supporting documents from SODC pre-app advice (previously omitted in error) in response to comments made in the submission.
- c) HNA full report, (previously omitted in error).

- d) Updated Project Timeline Paper
- e) End of Year Grant reports: FY20-21 (£97K), FY 21-22 (£10K).
- f) Investigation into a complaint raised against the process for selection of the Development Partner)

15. Decision to proceed. The revised documents were agreed. It was agreed that Submission version of the NDO would be uploaded onto the SODC planning portal on 19th December. It was also agreed that the NDO documentation would be published on the PC website at the same time so that residents would have an opportunity to read it in advance of the SODC managed Regulation 21 Consultation.

Afternote. GB confirmed that he has received emails from all members of the SG:

- a) agreeing to the submission of the NDO, the Basic Conditions Statement, the Consultation Statement and the Appendices. In her email, Sara Ward expressly states that she is doing so on behalf of Clifton Hampden Surgery, thereby sealing their agreement and commitment to the NDO
- b) approving the minutes of the meeting.

16 Process. GB reminded the SG of how this next stage of the process works, namely comments by statutory bodies and members of the public are directed to the Inspector, i.e. a representation. Consultees can request a public hearing with reasons. The Inspector then decides whether to hold one. The Qualifying Body, ie the SG on behalf of the PC, will be given opportunity to comment on any representations made. The Examination is thus a dialogue.

At the public examination, the Inspector is looking to satisfy themselves that the NP/NDO meets the 'Basic Conditions', i.e. National and Local planning policy. The inspector may direct or recommend that changes to the NDO are made. Once satisfied, the Inspector will then return the amended NDO to SODC and ask them to hold a referendum. The decision is ultimately made by those on the electoral roll, not SODC or the Inspector. This is a defining difference between the normal planning process and a Community Led process.

17. AOB. None

18. DONM. TBC.

Register of Members' as at 14 October 22

Pecuniary Interests

Name	Interest	When registered
Christopher Purvis	Representing the beneficiaries of the DCL Gibbs Settlement	November 2019
Charles Campion	Director of Savills, agents to the DCL Gibbs Settlement	November 2019
Christopher Brotherton	Director of Thomas Homes, the development partner	November 2019
Dr Peter Ruben (Dr James retired in September 2022)	GP Surgery Partner	November 2022
Sara Ward	Director of Critical Edge Associates Limited, representing the GP Surgery Partners	February 2021
Chris Neill	Owner of the Clifton Hampden Village Store and Post Office (business, not building), who will benefit from shop and post office revenue resulting from the scheme	February 2021

Register of Members' Other Interests

Name	Interest	When registered
Giles Baxter	Ownership of the paddock land known as Site G which shares a short boundary with the Paddock site. There is no identified pecuniary or other benefit to ownership by delivery of the NDO project	December 2020
Chris Neill	Tenant of the post office and shop building, whose ownership will change under the current proposals. There is no identified pecuniary or other benefit from the transfer of ownership.	February 2021

To: Burcot and Clifton Hampden Parish Council

Re: Neighbourhood Plan and Development Order Consultation

We became aware of the local concerns regarding the Partnership's support for the Neighbourhood Development Order and, further to the brief response from the Practice Manager directly to the recent consultation, we write to formally confirm the need for a new building and our commitment to the current proposal.

The GP Partners responsible for Clifton Hampden Surgery have been members of the project Steering Group and so party to the discussions for this development over several years. They provided evidence and argued strongly that the current premises, on lease from a private landlord, are no longer fit for purpose.

Commissioning of Primary Care services is a complex process and has been subject to significant challenge and change in recent years. It is unrealistic for the local community to fully appreciate and keep pace with the details. Unfortunately, small rural practices are no longer viable. Primary Care Networks (PCN) were established to serve natural communities of 30,000 to 50,000 people. A PCN needs to be small enough to provide personal care but large enough to have impact and economies of scale. Clifton Hampden Surgery is one of four practices in the Abingdon and District Primary Care Network serving just over 30,000 people and is expected to grow to accommodate new housing across the catchment area with consideration being given to extending the boundaries for the PCN.

The case for new premises has support from the PCN as set out by the Clinical Director, [REDACTED] in September 2021. [REDACTED], Deputy Director for Oxfordshire Clinical Commissioning Group and Head of Primary Care similarly agreed to the need in, November 2021. See recent consultation documents [available online](#).

Following a discussion of the updated plan at its meeting on the 30th of November 2022, the Abingdon and District PCN remain unanimous in their support for it.

Please keep us informed on progress and let us know if there is anything further we can do to assist.

Yours sincerely,

[REDACTED]
Senior Partner

CERTIFIED TRUE COPY
OF AN ORIGINAL DOCUMENT

SIGNED [REDACTED]
DATE 11/12/22

[REDACTED]
Practice Manager

Response 49

Respondent Details

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Q1. Are you completing this form as an:
Individual

Your comments

<p>Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood Development Order below. When commenting, you should bear in mind that the examiner will mainly assess the order against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>I am wholly supportive of this scheme which provides for the long term future of many much loved village facilities and passes many presently privately owned assets into the control of the village for the benefit of local residents.</p> <p>There has been much consultation and the views of residents have been taken into account leading to an excellent scheme.</p>

Public examination

<p>Q6. Most neighbourhood development orders are examined without the need for a public hearing. If you think the order requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Burcot and Clifton Hampden Neighbourhood Development Order:</p>
No, I do not request a public examination

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

Title	Mr
Name	Simon Russell
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Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the order?

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Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

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Response 50

Respondent Details

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[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

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Your comments

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Our request firstly, and fore mostly, is that this NDO should be subject to a Public Hearing with an Independent Examiner. As a resident of the parish, having attended many heated PC Meetings, it is clear that there is some controversy around governance and process between the Landowners, PC Committee, Developers and interested parties. To get to the bottom of that, and be clear how public money has been allocated and spent (around £100,000 to date) I believe an Independent Examiner should review the process to date. Additionally, our understanding is that this NDO is the first of its kind in the country, and that alone should require it to be subject to all process and scrutiny prior to becoming Precedent.

Nearly ten years ago a survey was conducted in the village that asked residents to comment on a 'wish list' for the community. A majority of respondents agreed that some growth was desirable, mostly so that adult children of residents could remain in the village, educate their children here and afford to buy homes. Also, older residents could downsize without moving out of the community. The intervening years has seen a huge spike in homebuilding in South Oxfordshire, with plans for 5000 houses being built between Berinsfield and Culham, along with rapid infill in Burcot that more than compensates for lack of local housing.

This development appears to have ignored the requests (in that original survey) that consideration and priority be given to sites that were already developed, or part developed in favour of open space. The original responses in the survey intimated a desire for continued conservation, sustainability and affordability. This NDO appears to satisfy the needs for profit and return on investment. It cites VSC as justification for contravening Government policy to conserve and enhance the historic environment, (ENV 6, ENV7 and ENV8) as it seeks to build on a Conservation Area. It is also contrary to the policy (DES 8) of promoting sustainable design, in that it takes good agricultural land out of production.

As it stands now, given the enormous expansion of building proposed at Culham, and the new by-pass planned with the bridge crossing from Appleford, substantial swathes of open Green Belt land will be concreted and built over substantially harming the openness of our parish. The A415 from Abingdon to Berinsfield will practically be one long, built urban roadway.

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood Development Order below. When commenting, you should bear in mind that the examiner will mainly assess the order against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

One of the major 'plus' points of this NDO, appeared to be the gift of a new surgery from the landowners and developers to the community. Whilst this might seem attractive at first, we have real concern that this will be the gift it is marketed as. At present, in the existing surgery, we have only one GP, who is [REDACTED] and has not yet stated publicly that he is intending to take up the lease on a new surgery. At PC meetings we have asked continuously for updates on this matter, proof of intent or a signed contract between the GPs and the PC perhaps? Nothing has been forthcoming. Recruitment is an issue for all Surgeries and ours is no different. With the large scale developments at Culham and Berinsfield there are plans for new surgeries locally anyway, and residents of CH&B can easily attend these new health care centres. Building a new one in a Conservation Zone will only increase traffic flow and pollution into our village. Why create tarmac parking spaces for patients at a surgery that is not likely to be populated? Additionally, the school is very close to the site of this proposed new surgery and increased traffic and pollutants create a toxic environment (in the middle of Green Belt Land!!) for our children. We are in danger of building a 'White Elephant' that will lie empty, the carrot to tempt our community into accepting something we didn't need in the first place.

Most importantly, Clifton Hampden lies in a Conservation Area. It has charm, character and has been deemed to be worthy of protection. This plan effectively harms the village from the inside, an 'own goal' that offers the Developers an opportunity they could not have gained by other means. We do not understand how it was possible to spend £100000 of public money on this process that delivers so little to the community in return. Perhaps if this money had been directed towards community projects the allotments and burial site would have benefitted without the risk to the Green and Open Space that is so worthy of protection.

Public examination

Q6. Most neighbourhood development orders are examined without the need for a public hearing. If you think the order requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Burcot and Clifton Hampden Neighbourhood Development Order:

Yes, I request a public examination

Public examination

Q7. Please state your specific reasons for requesting a public hearing below:

We do not believe that the process has been sufficiently open and democratic. It has not taken into account other, external developments over the last decade, and I do not believe that the most recent consultation (which overwhelmingly rejected the plans) has been considered. In our previous paragraph we set out our objections.

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

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Name	Carolyn Lawson Statham
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Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the order?

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Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

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██████████████

Response 51

Respondent Details

[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

Q1. Are you completing this form as an:
Individual

Your comments

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<p>I strongly object to the Clifton Hampden NDO as the plans involve building on two sites within the green belt and conservation area, there are no special circumstances and the suggested benefits do not outweigh the downsides, or are better delivered by other means.</p> <p>The proposed NDO does not meet the basic conditions and does not represent sustainable development or aligned with various policies. Many of the benefits listed are not reliant on the NDO development and do not represent special circumstances. Many aspects will become worse rather than better if the developments proceed as proposed.</p> <p>The stated need for a 10-15% increase in housing is based on original surveys that are up to nine years old. Gradually and organic infill housing and housing improvements over the last nine years has been able to provide additional housing without incursion onto conservation area and green belt sites. The housing quantity and type reported by the consensus view of the survey is not aligned with that proposed – medium family homes and larger executive homes that form the bulk of those proposed will not meet the needs of smaller, lower cost housing, elderly, retired, disabled, single, couples occupant types that are not currently well served.</p> <p>Large volumes of new housing developments have been announced since the surveys in nearly every direction around the village – Culham, Berinsfield, Wallingford and Didcot along with new schools, GP surgeries, transport and local amenities.</p> <p>Both proposed sites are sited in green field and conservation areas – a broader range of sites was not fully considered and there has been a lack of transparency around the decisions of site selection. Further infill sites, brownfield sites and sites through Clifton Hampden and Burcot were not evaluated sufficiently.</p> <p>The NDO seems to assume that the bypass will be constructed quickly reducing the traffic and pollution problems in the village. The NDO proposed developments are centred at the congested heart of the village, where high levels of pollution, traffic safety issues, school crossing and queuing traffic</p>

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood Development Order below. When commenting, you should bear in mind that the examiner will mainly assess the order against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

will all become worse following the NDO, and the bypass timing / viability uncertain.

Clifton Hampden School viability is not threatened by a lack of housing in the village, it is well attended and the suggested number of NDO homes will have little impact on the school. The proposed enhancements to the school parking / dropping off zone will do nothing to solve the current issues of congestion, safety and pollution.

The village should not be a focus of intentional development or growth – public transport is extremely limited, with a high reliance on private cars. Many of the village facilities including shop, church, post office etc are difficult or impossible to access for those with mobility problems and disabilities.

The proposed developments will impact biodiversity and the environment, impacting wildlife including small mammals, bats etc. and ruin views of historic and listed buildings.

Key views and rural landscapes will be ruined by both sites, and agricultural land destroyed in order to build inappropriate homes of the wrong sort, in the wrong place.

Designs for both sites are poor in terms of quality, sustainability and appropriateness – large executive homes on the paddocks site and industrial/sterile GP practice and cramped homes on the allotments site. The four smaller affordable homes are separated from the larger / most profitable homes and not integrated within the mix.

Existing parking issues involving the village hall and school drop off area will be worsened by adding new homes, and a new enlarged GP surgery to the mix, all collated on the same site adjacent to the worse area for traffic pollution, noise, safety etc.

The need for a new / enlarged GP surgery is questionable as new and enlarged surgeries are underway of planned at Culham, Berinsfield, Wallingford and Didcot. Co locating the new surgery at the congested heart of the village and school drop off zone makes no sense – the vast majority of patients visit the current surgery by car. No analysis of the viability of improving the current GP surgery has been published, nor confidence/agreement that the NHS and GPs agree this is the optimal way forward.

In summary the proposed NDO plans do not represent special circumstances, are not well thought through and misaligned with many strategies and aims. Many aspects becoming worse rather than better, and failing to address many of the existing problems in the village.

Public examination

Q6. Most neighbourhood development orders are examined without the need for a public hearing. If you think the order requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Burcot and Clifton Hampden Neighbourhood Development Order:

Yes, I request a public examination

Public examination

Q7. Please state your specific reasons for requesting a public hearing below:

There has not been transparency over the site selection, negotiations with SODC and the underlying assumptions made over the need for additional housing are not a true interpretation of the survey results. There are no special circumstances justifying the need to build on wash over green field and conservation area sites.

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

Title	Mr
Name	Simon
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Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the order?

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Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

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Response 52

Respondent Details

[REDACTED]
[REDACTED] [REDACTED]
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[REDACTED] [REDACTED]

Q1. Are you completing this form as an:
Individual

Your comments

<p>Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood Development Order below. When commenting, you should bear in mind that the examiner will mainly assess the order against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>Thank you for the opportunity to comment on the Neighbourhood Development Order / Neighbourhood Development Plan I support the Development Order/ Neighbourhood Development Plan and have no objections but welcome the opportunity to vote in the referendum.</p> <p>The benefits to the community are overwhelming with a unique opportunity to secure amenities that will profit the Parish for generations. The Parish voted for new housing and the development has been well designed with alterations made after further consultation.</p>

Public examination

<p>Q6. Most neighbourhood development orders are examined without the need for a public hearing. If you think the order requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Burcot and Clifton Hampden Neighbourhood Development Order:</p>
Don't know

Your details and future contact preferences

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Title	Mrs
Name	Kay Russell
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Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the order?

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Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

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Response 53

Respondent Details

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[REDACTED] [REDACTED]
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[REDACTED] [REDACTED]

Q1. Are you completing this form as an:

Individual

Your comments

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I am opposed to the NDO as published.

The scheme fails to meet the basic conditions namely:

- A) It contravenes national policies and advice
- B) It fails to have regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses
- C) It fails to preserve or enhance the character or appearance of the conservation area
- D) The order should contribute to the achievement of sustainable development
- E) It should be in general conformity with the SODC and County Local plans

Site selection

The two selected sites are no different from the others in offending the purposes of including land in the Green Belt. They all would result in a loss of openness and constitute an encroachment into the countryside.

The Steering Committee has failed to follow the guidance contained in Locality's publication for Neighbourhood Plans which states "It is important that the preferred site allocation(s) reflects the community's shared ambition and that everyone has had a chance to have their say."

At no time during the period since the selection process have the residents been offered any detailed information on the nine sites apart from being presented with a scruffy photocopy of an A4 plan with the sites outlined in blue with no further explanation. The two selected sites were presented to the residents with a "take it or leave it" attitude. We were told that SODC's advice was that only these two sites would pass the appropriate tests. It is more than coincidence that these two sites are the ones that the Gibbs Family Trusts are anxious to develop.

There is no evidence that other landowners were approached. The recent application for a solar farm

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between Clifton Hampden and Burcot indicates a desire on the part of one landowner to consider alternatives to farming.

Counsel's opinion obtained by the Steering group claims that both sites are designed to incorporate generous amounts of open space which will preserve the existing openness. This is absolute nonsense and maintaining open land is not a benefit and certainly does not constitute a Very Special Circumstance.

The proposed surgery

The provision of a new modern surgery is key to the success of the NDO proposal. However, it does not need to be built in Clifton Hampden. Very few people are within walking distance of the surgery and most patients live outside the parish.

From the outset, the potential loss of the surgery in the village has been used as a threat. Fail to support the NDO and you will lose the surgery. Without the surgery in the plan, the NDO fails as the Very Special Circumstances to outweigh the damage to the Green Belt no longer exist.

There are alternatives:

- a) Near the Forge/ Garage on the western side of Clifton Hampden
- b) On the northern edge of Clifton Hampden
- c) Probably other sites to the north of the A415

If the proposed HIF1 road and Clifton Hampden bypass go ahead, these possibilities are especially attractive as much of the expected increase in traffic generated by an expanded surgery will be diverted from entering the village.

Both SODC and the local PCN have emphasised the need for a firm commitment from the surgery practice for a long term assurance from the practice that GP services will continue to be provided. It is difficult to see how this can be satisfied when what was a three partner practice until recently has now become a sole practitioner (aged ■■■) with 2 part time salaried GP's.

Without a binding commitment, the surgery fails as a very special circumstance.

At this late stage in the NDO process, how can the electorate make a proper judgement when we still do not know how the building will be financed and who will hold the freehold. All we have been told is that the land for the surgery will be gifted by the Gibbs trusts.

Housing

Per published counsel's opinion

"(1) The CRBO proposal will provide new housing within the Parish to meet its housing needs, given the extent of Green Belt coverage"

The housing mix in the latest version of the plan (and indeed in earlier versions) does not accord with the preferences expressed by the parishioners or the Steering Group's own housing need assessment report. Therefore the housing provision in the NDO cannot amount to a Very Special Circumstance.

There is insufficient affordable housing (should be 6.8 according to the formula and only 4 planned) and the proposed larger houses on the Paddock are totally irrelevant to the community's perceived housing needs. They cannot therefore be seen to constitute a Very Special Circumstance. They are included in the plan merely to generate additional profit to finance the "baubles" designed to sway opinion.

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood Development Order below. When commenting, you should bear in mind that the examiner will mainly assess the order against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

There should be published criteria e.g. qualifying residence period in the parish to ensure that the affordable housing goes to local people with a need and an independent method of assessment to ensure that it does not merely enable the Gibbs Trusts to relocate their current tenants in order to obtain vacant possession and enable a sale.

SODC policy H8 – supports Parish Councils preparing Neighbourhood Development Plans which make housing allocations – however they are expected to plan for growth which is commensurate to the scale and character of the village. This is expected to be approximately 5-10% of the number of dwellings in 2011. This would give between 11 and 22 dwellings. At 2020 the SODC Housing Supply Statement cited 4 live planning permissions granted in the previous 3 years. Assuming the same happened in the previous 9 years and similar infill occurs to 2035, there is no need for additional housing. Burcot appears to have sufficient infill plots to maintain a steady supply of houses.

At Page 21 of the Basic Conditions statement the claim is made that “the NDO is compliant with the spirit of H8” It is either compliant or it is not and compliance with the “spirit” is irrelevant. The policy is concerned with Neighbourhood Plans and not Neighbourhood Development Orders so the NDO cannot gain support from the policy

Listed buildings

The settings of listed buildings adjacent or near to the proposed sites:

Allotments site – Courtiers and The Red House – both have clear views over the Allotments site and this appears to have been completely ignored in the plans

Paddocks site – Little Place Cottage

Archaeology

As far as we know, on-site investigations are needed as stated in the Oxford Archaeology report but these have not been carried out. Without these, the NDO cannot go ahead.

Intrusion into Green Belt

“The openness of the Green Belt has a spatial aspect as well as a visual aspect, and the absence of visual intrusion does not mean that there is no impact on the openness of the Green Belt as a result of the location of a new or materially larger building there.”

National Planning Policy Framework – “ The government attaches great importance to Green Belts. 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”

Para 149 – local authorities are required to regard the construction of new buildings as inappropriate in the Green Belt subject to specified exceptions.

Conservation Area

The Conservation area was designated for a purpose, namely “Conservation areas are areas of special architectural or historic interest which have a specific character or appearance which enhances the local area. By designating a conservation area it means these features are better preserved and helps to ensure it will continue its valuable contribution to the wider district.” Per SODC website

When considering the damage to the Green Belt, this another factor to be taken into consideration.

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood Development Order below. When commenting, you should bear in mind that the examiner will mainly assess the order against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

General considerations

Bearing in mind the process has been going on for some 10 years, I find it surprising that the process has not been brought to a halt to take stock of proposed developments surrounding Clifton Hampden: Housing developments at Culham, Berinsfield and Didcot, a quarry on the edge of Clifton Hampden, developments on the Culham Jet site including a new Fusion Demonstration Plant and battery storage facility, a solar farm between Clifton Hampden and Burcot. Those that have not yet been approved may still resurface. To give up a precious buffer between our village and the constant threat of encroaching development is to me a particularly short sighted view.

A comment regarding the process carried out by the Parish Council and the Steering Group – the first draft of the development plans dropped on our doorsteps in November 2020. Residents living adjacent to the sites were stunned to see the plans. On both the Paddock site and the so-called Allotments site (then Site A and A+, the latter never having been mentioned before) the houses were positioned as close as possible to existing houses, offering no privacy to existing residents. There was a complete lack of sensitivity and this could have been avoided. Other residents would not have noticed this as the plans gave the impression that there were no adjacent houses.

Public examination

Q6. Most neighbourhood development orders are examined without the need for a public hearing. If you think the order requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Burcot and Clifton Hampden Neighbourhood Development Order:

Yes, I request a public examination

Public examination

Q7. Please state your specific reasons for requesting a public hearing below:

I and others oppose the Burcot and Clifton Hampden Village plan and consider it essential that we are given the opportunity to air our views in public.
The need had become more important since the election of a new Parish Council which takes office from May.

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

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Name	David Williams
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Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the order?

[REDACTED]

Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

[REDACTED]

Response 54

Respondent Details

[REDACTED]

[REDACTED] [REDACTED]
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[REDACTED] [REDACTED]

Q1. Are you completing this form as an:

Individual

Your comments

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I am opposed to the NDO as published.

I am opposed to building in the Green Belt and the Clifton Hampden Conservation Area

The two selected sites are no different from the others in offending the purposes of including land in the Green Belt. They all would result in a loss of openness and constitute an encroachment into the countryside.

Para 149 – local authorities are required to regard the construction of new buildings as inappropriate in the Green Belt subject to specified exceptions.

Counsel’s opinion obtained by the Steering group claims that both sites are designed to incorporate generous amounts of open space which will preserve the existing openness. This cannot be the case. Maintaining open land is not a benefit and certainly does not constitute a Very Special Circumstance.

The Conservation area was designated for a purpose. The SODC website states:

“Conservation areas are areas of special architectural or historic interest which have a specific character or appearance which enhances the local area. By designating a conservation area it means these features are better preserved and helps to ensures it will continue its valuable contribution to the wider district.”

Damage to the Conservation Area should be taken into account when assessing the factors outweighing damage to the Green Belt.

I cannot support the building of large houses on the Paddocks site. Very few people supported this and it goes no way to supporting a local housing need. In addition the residents are unlikely to send their children to the village school.

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood Development Order below. When commenting, you should bear in mind that the examiner will mainly assess the order against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

I am concerned about the Surgery

The surgery appears to be the key to allowing any development in the Green Belt. Without it, there are no Very Special Circumstances.

However, it does not need to be built in Clifton Hampden. Very few people are within walking distance of the surgery and most patients live outside the parish.

From the outset, the potential loss of the surgery in the village has been used as a threat. Fail to support the NDO and you will lose the surgery.
There are alternative sites but if in the village they will still be in the Green Belt

If the proposed HIF1 road and Clifton Hampden bypass go ahead, a site north of the village would be especially attractive as much of the expected increase in traffic generated by an expanded surgery will be diverted from entering the village.

Both SODC and the local PCN have emphasised the need for a firm commitment from the surgery practice for a long term assurance from the practice that GP services will continue to be provided. It is difficult to see how this can be satisfied when what was a three partner practice until recently has now become a sole practitioner (aged ■■■) with 2 part time salaried GP's. and we constantly hear of GP's retiring .

Without a binding commitment, the surgery fails as a very special circumstance.

What happens if the surgery is built and there are no GP's to run it? What possible alternative use could there be for a specialised facility?

Public examination

Q6. Most neighbourhood development orders are examined without the need for a public hearing. If you think the order requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Burcot and Clifton Hampden Neighbourhood Development Order:

Yes, I request a public examination

Public examination

Q7. Please state your specific reasons for requesting a public hearing below:

I and others oppose the Burcot and Clifton Hampden Neighbourhood Development Order and feel the we should be given the opportunity to air our views in public. This has become more important since the election of a new Parish Council which takes office in May.

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

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Name	Margaret Williams
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Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the order?

██

Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

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Response 55

Respondent Details

[REDACTED]
[REDACTED] [REDACTED]
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Q1. Are you completing this form as an:
Individual

Your comments

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<p>Thank you for the opportunity to comment on the Neighbourhood Plan. I support the Plan and have no comments to make. I look forward to having the opportunity to vote on the matter at referendum.</p>

Public examination

<p>Q6. Most neighbourhood development orders are examined without the need for a public hearing. If you think the order requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Burcot and Clifton Hampden Neighbourhood Development Order:</p>
Don't know

Your details and future contact preferences

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Name	Franck Doreau
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██████████████████

Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

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Response 56

Respondent Details

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Q1. Are you completing this form as an:
Individual

Your comments

<p>Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood Development Order below. When commenting, you should bear in mind that the examiner will mainly assess the order against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>Thank you for the opportunity to comment on the Neighbourhood Plan. I support the Plan and have absolutely no negative comments to make. I look forward to having the opportunity to vote on the matter at referendum.</p>

Public examination

<p>Q6. Most neighbourhood development orders are examined without the need for a public hearing. If you think the order requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Burcot and Clifton Hampden Neighbourhood Development Order:</p>
Don't know

Your details and future contact preferences

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Title	Mrs
Name	Frederique Slezak-Doreau
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[REDACTED]

Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

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Response 57

Respondent Details

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[REDACTED]	[REDACTED]
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Q1. Are you completing this form as an:
Individual

Public examination

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Yes, I request a public examination

Public examination

Q7. Please state your specific reasons for requesting a public hearing below:
We, the Community, need to be involved in this life changing decision and need to come together to control the future for us and generations after us.

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.	
Title	Ms
Name	Diana Patrick

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

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Response 58

Respondent Details

[REDACTED]

[REDACTED] [REDACTED]
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[REDACTED] [REDACTED]

Q1. Are you completing this form as an:

Individual

Your comments

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood Development Order below. When commenting, you should bear in mind that the examiner will mainly assess the order against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

I have a number of objections to the proposed Clifton Hampden NDO - these include:

1. Process followed by the Clifton Hampden Parish Council - has been entirely undemocratic and has failed to include the local community. It has been 'developer led' and run by individuals who have a conflict of interest and stand to benefit greatly from the NDO in it's current form. These individuals have mislead the community with their biased interpretations of the 'surveys' they have conducted and have failed to allow local residents a fair say or participation in the process. The landowners of the sites proposed to be developed have had an undue influence on the Parish Council. Overall, the entire NDO has been high-jacked by the Landowner and Developers who have made false claims as to it's benefits and have threatened local residents (particularly the elderly) with 'retaliation' (e.g. closing down essential services such as the Post Office and Surgery). The concerns of Parishioners have been subjugated in order to maximise profit for the Landowner and Developers.
2. STRAT 6 of the National Planning Policy Framework (NPPF) dictates that new buildings encroaching onto the Green Belt should not be allowed except in 'Very Special Circumstances'. There are no Very Special Circumstance that can support this devastation of a rural community's green belt - Given the developments already underway in the local area (SODC plans for housing, a GP surgery, secondary school and primary school at Culham (STRAT9) and the expanded / new surgery and school at Berinsfield (STRAT10)), a handful of new houses (many of which are 'luxury' dwellings) does not justify green belt destruction. Furthermore, the NDO contradicts government policy of conserving and enhancing the historic environment, (ENV 6, ENV7 and ENV8) and is also contrary to the policy (DES 8)of promoting sustainable design, in that it takes good agricultural land out of production.
3. The percentage of affordable homes in the NDO is less than the 40% recommended under the relevant policy.
4. The NDO is contrary to ENV6 on Historic Environment Policy and contrary to ENV7 on Listed Buildings Policy. It also does not have special regard to the desirability of preserving or enhancing the character or appearance of a conservation area contrary to ENV8.

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood Development Order below. When commenting, you should bear in mind that the examiner will mainly assess the order against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

5. The NDO is contrary to ENV12, due to the danger to children from car pollutants resulting from increased traffic generated by the proposed enlarged surgery and school.

Overall, I would urge the SODC to consider the harm that will be caused to Clifton Hampden village and it's parishioners by the above issues. Any such development on the green belt in Clifton Hampden is in direct conflict with the National Policy. There are no grounds for the Landowners, Developers or Parish council to claim 'Very Special Circumstances' as the basic conditions for this are not met.

Public examination

Q6. Most neighbourhood development orders are examined without the need for a public hearing. If you think the order requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Burcot and Clifton Hampden Neighbourhood Development Order:

Yes, I request a public examination

Public examination

Q7. Please state your specific reasons for requesting a public hearing below:

As indicated above - the NDO has been 'Landowner and Developer Led' without sufficient honesty and transparency. The Parish Council members involved with and / or driving this process need to be publicly held to account for the decisions they have made and the more than £100,000 of tax payers money already spent on this initiative

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

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Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the order?

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Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

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Response 59

Respondent Details

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Q1. Are you completing this form as an:

Individual

Your comments

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood Development Order below. When commenting, you should bear in mind that the examiner will mainly assess the order against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

Thank you for the opportunity to comment on the Neighbourhood Development Order / Neighbourhood Development Plan I support the Development Order/ Neighbourhood Development Plan and have no objections but welcome the opportunity to vote in the referendum

Public examination

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No, I do not request a public examination

Your details and future contact preferences

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Name	Brian Ward
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Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the order?

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Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

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Response 60

Respondent Details

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Individual

Your comments

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I am strongly opposed to the NDO being proposed by the Parish Council. I also believe that the issues surrounding the NDO have not been sufficiently examined in public and therefore request that the Examiner holds at least one public meeting where there can be a full and open debate.

On the specifics, my understanding is that in order to allow development in a green belt, conservation area, as is being proposed, there needs to be very special circumstances, as set out in law. I have seen strong evidence in the form of Counsel's opinion and also the opinion of a planning specialist that the proposed NDO does not comply with these very stringent conditions. The particular policies that have been mentioned include STRAT6 of the National Planning Policy Framework, and also ENV6, ENV7 and ENV8, which all govern development around historic environments and conservation areas. I have seen no evidence that this NDO will assist local people in obtaining cheap housing. In fact, it seems geared to maximising the profits of the landowner and the developer. The housing is also socially divided, with expensive housing on one part of the development and cheaper properties on the other. Such divisive policies should not be encouraged. Nor is there any detail on the energy efficient of the housing. I attended PC meetings where we were given assurances that all the housing would be energy neutral, but there is no evidence of this. Nor is there any evidence that any of the housing will be suitable or adapted for disabled people. Considering that the initial impetus for the NDO was said to be a need to satisfy local housing demand, particularly for people at the bottom of the housing ladder, this seems to be a major failure of the NDO.

Where there should be detail, there is none, for example on how nomination rights to housing will be executed or the precise level of commitment from the local doctors to the proposed new surgery. There is no attempt to explain why Clifton Hampden needs a new surgery when new surgeries are being proposed for both Culham and Berinsfield, located on either side of the parish. We know nothing of how much money the landowner and developer intend to make from this scheme and I am not convinced that the sites chosen were the only suitable ones. Either way, the parishioners themselves were excluded from this decision.

Whilst there was initial support for this NDO, that has waned over time, as demonstrated by the last consultation which showed by a majority of five to one that people were opposed. Only a handful of supporters could be bothered to register their opinions. This is in large part due to the secrecy of the NGO promoters who ensured that no-one with opposing views was allowed to take part in the process.

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood Development Order below. When commenting, you should bear in mind that the examiner will mainly assess the order against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

It culminated in the entire PC - bar one - resigning and declining to stand for office in 2023. At of now, the new PC consists of people who are opposed to the NDO. In this context I am concerned that some members of the old PC signed contracts with interested parties in an effort to thwart any attempt to improve or renegotiate the NDO.

Q4. If appropriate, you can set out what change(s) you consider necessary to make the order able to proceed below. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

I believe the NDO should be rejected and reworked by the incoming PC. If it goes forward again, it should be geared towards satisfying proven housing need and every effort should be made to find a site which will not impact on the historic nature of Clifton Hampden itself. The housing should be energy efficient, suitable for disabled people and designed to blend with the existing housing in the village. That does not mean chocolate box imitations, but designs that both complement the existing buildings, whilst exhibiting the best of modern architecture. As a relatively unspoilt gem on the banks of the Thames, the village deserves nothing less.

Public examination

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Yes, I request a public examination

Public examination

Q7. Please state your specific reasons for requesting a public hearing below:

In order to fully examine some of the issues that have not to date been discussed by the broad population of the parish, eg the need for affordable housing, the question of whether or not we need a new surgery, etc.

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

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Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the order?

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Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

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Response 61

Respondent Details

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Q1. Are you completing this form as an:
Individual

Your comments

<p>Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood Development Order below. When commenting, you should bear in mind that the examiner will mainly assess the order against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
I support this plan!

Public examination

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No, I do not request a public examination

Your details and future contact preferences

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Name	Michael Rochford

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Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the order?

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Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

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Response 62

Respondent Details

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Individual

Your comments

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<p>1. It is our belief that the NDO does not meet the basic requirement: 'has special regard to the desirability of preserving or enhancing the character or appearance of a conservation area'. This proposal will destroy greenbelt/conservation area land which is highly valued and enjoyed by the local community for its rural nature, views and access to scenic countryside walks etc. In addition, the proposed housing would directly impact two sides of our property. We really cherish the open rural views that our property has enjoyed for 120+ years, the NDO will irrevocably damage this, as we are sure it will similarly do for others in the village. This is on top of expansion/development schemes in Culham, Berinsfield, Long Wittenham, Brightwell, Didcot expansion, Wallingford expansion, the Science Park and the Burcot solar farm. These are stark reminders of how rapidly and comprehensively our Green Belt is being impacted. Each scheme might be justifiable in isolation but when taken together demonstrate how terrifyingly quickly our rural environment is being built over.</p> <p>2. It is our belief that the NDO does not meet the basic requirement: 'has special regard to the desirability of preserving or enhancing the character or appearance of a conservation area'. If a decision to build on protected greenbelt/conservation area land is made, this will very likely lead to further applications for infill and neighbouring developments. The NDO overturning conservation protections will almost certainly be the watershed moment that emboldens council planners or developers to further expand housing in Clifton Hampden. The NDO committee have stated that this scheme does not set a precedent for future planning, however, the fact that this scheme has got as far as it has, despite substantial community opposition, is evidence that protections are vulnerable. Therefore, the best way to 'preserve or enhance the character or appearance of the Clifton Hamden conservation area' is to adhere to and bolster the current Green Belt protections, and not sanction new developments.</p> <p>3. It is our belief that the NDO does not meet the basic requirement: 'contributes to the achievement of sustainable development'. In terms of the benefits the NDO will bring to the village, the new surgery is 'advertised' as a cornerstone. However, the current surgery is already 'fit for purpose' for a small rural village. It is hard to understand why Clifton Hampden should be burdened with providing for 6000 residents (10 times the village population) with a new surgery. Access to, and quality of doctors is of far greater</p>

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood Development Order below. When commenting, you should bear in mind that the examiner will mainly assess the order against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

importance than modernity of the building. The new expanded surgery is not in line with sustainable development. It will result in an unnecessary additional building, its oversized design, will result in additional traffic, a raised CO2 footprint from patients travelling from outside the immediate area and likely negatively impact the doctor patient ratio. It also seems that a significantly oversized surgery will give further reason for developers to justify significant additional housing in the parish. The existing surgery has always met its catchment area demands extremely well, and we see no reason to drastically change it. Furthermore, it has been surprising that, as far as we are aware, the Surgery Partners have not put their case forward for the new surgery and their commitment to the scheme. With the recent departure of a surgery Partner, it remains unclear as to whether they are in favour of this proposal and the upheaval it will bring to them.

4. Finally, the NDO states 'the proposal has very strong community support' (reference to Page 13 point 5 of the Submission Plan). From the numerous meetings, consultations and comments we have witnessed over the past two years, this does not appear to be the case. For example, the comments from the Autumn 2022 consultation, 86% of respondents were opposed to the NDO. Five residents were in support and 32 were against. For further detailed comments, see this link <https://neighbourhoodplan.cliftonhampden.org.uk/neighbourhood-development-order-comments/> In short, there is a great deal of strong opposition to this proposal, and the narrative of community support, which the NDO Steering Group are promoting, appears false.

Q4. If appropriate, you can set out what change(s) you consider necessary to make the order able to proceed below. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

The NDO should NOT not go ahead.

Public examination

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Yes, I request a public examination

Public examination

Q7. Please state your specific reasons for requesting a public hearing below:

Full transparency is crucial, so a public hearing would be beneficial. See reference point 4 of our previous comments regarding a false narrative, which is being promoted.

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

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Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the order?

██

Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

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Response 63

Respondent Details

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Individual

Your comments

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<p>I object strongly to the planned NDO developments across two sites that are both on Green Belt land and within a Conservation Area. Both developments will impact greatly on the nature and openness of the Green Belt land; worsen air, noise and light pollution; increase the quantity of traffic and hence road safety; and cause damage to existing views, the environment and bio diversity.</p> <p>The site selection process and elements of the Green Belt evaluation of sites is flawed and inherently biased towards the selected sites. Both sites chosen are in the Conservation Area and close to the majority of the 27 listed buildings in Clifton Hampden. Both the selected sites impact enormously on the openness of the Green Belt. Many alternative sites that could have been analysed would have impacted the openness less, but were not pursued.</p> <p>The underlying need for the proposed housing types and quantity does not represent the community wishes expressed through the various surveys, but is clearly driven by commercial benefits rather than community benefits. Any benefits to the community that have been mentioned by Clifton Hampden and Burcot Parish Council (CHBPC) seem spurious, i.e. threats to the school and GP surgery. The school is not under threat and the new GP surgery seems untenable and unneeded given the new plans locally for GP surgeries.</p> <p>The community expressed views that are not met by the proposed designs. That is, that there should be a small number of new homes, a focus on smaller homes, that the smaller/lower cost homes should be spread across different sites and that there is no demand for larger five bedroom executive homes. All of these points, and others, have been ignored or contradicted in the proposed designs which are influenced by commercial considerations. Since the original survey, many new homes have appeared via organic infill developments without the need for large scale building over Green Belt and Conservation Area sites.</p> <p>Various reports state that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in Very Special Circumstances. Policies guide that exceptional circumstances need to be fully evidenced and justified, which they are not in the case of this NDO. As</p>

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stated – “Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.” This is clearly not the case for this NDO and many aspects will be worsened due to the nature and location of the two sites. Indeed, this NDO is unique. Usually, NDOs are forced upon communities where no other land is available for development other than Green Belt land. Bizarrely, CHBPC have decided to force through this NDO of their own volition. Why?

Also, there seems to be an assumption that traffic, road safety, pollution etc. will be not made worse by the NDO developments even though they centralise housing, village hall, GP surgery, burial ground and school drop off parking and traffic all in a single area, located at the busiest and most dangerous spot in the village. Moreover, there is an assumption that the planned bypass will mitigate traffic issues even though there are doubts about the budget, timing and delivery of the bypass and certainly not within the timescales of the NDO development. The supplied Green Belt assessment report states that “the degree of activity likely to be generated, such as traffic generation” should be considered. It has not.

The current Allotment site and field provides a narrow, valuable corridor between the north western edge of village and the ever growing Culham Science Park, and its loss due to housing development would impact dramatically on the openness of the Green Belt and the encroachment of the Science Park. I note that the route of the bypass (should it happen), is also located down this narrow corridor. This and the effect of the Allotment site development would effectively link Clifton Hampden to Culham Science Park and remove all openness that exists today.

The site selection document itself states that the Allotment site is “partially open grassland to the south and west and allotments to the north of the Village Hall”, but ignores this when assessing the impact on openness of the development. This is currently an area which is used regularly by the community and which is rich in flora and fauna.

In summary, I object strongly to the planned NDO developments across two sites that are both on Green Belt land and within the Conservation Area and do not think there are Very Special Circumstances to justify these developments. Both developments will greatly impact the nature and openness of the Green Belt land, impinge what should be a protected Conservation Area and worsen pollution, traffic, road safety, views, environment and bio diversity.

Public examination

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Yes, I request a public examination

Public examination

Q7. Please state your specific reasons for requesting a public hearing below:

Site selection, viability of GP surgery changes, impact on green belt, openness, conservation area. Worsening of traffic, pollution, parking, noise and road safety. In appropriate number, location and size of proposed housing. No special circumstances

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

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Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the order?

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Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

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Response 64

Respondent Details

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Q1. Are you completing this form as an:
Individual

Your comments

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<p>Thank you for the opportunity to comment on the Neighbourhood Development Order. I support the NDO and have no objections but welcome the opportunity to vote in the referendum.</p>

Public examination

<p>Q6. Most neighbourhood development orders are examined without the need for a public hearing. If you think the order requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Burcot and Clifton Hampden Neighbourhood Development Order:</p>
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Your details and future contact preferences

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Response 65

Respondent Details

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Public examination

<p>Q7. Please state your specific reasons for requesting a public hearing below:</p>
<p>Everyone have a clear view and say</p>

Your details and future contact preferences

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Title	Mr
Name	Rob Lowe
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Response 66

Respondent Details

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Clifton Hampden (not Burcot) NDO.

I strongly oppose the scheme because:

1). This scheme could set a precedent for NDOs to be used to override local planning law and Green Belt/Conservation Area protections in communities across the UK. As the SODC pre-application advice states:
"The proposal is a unique one in South Oxfordshire and I am not aware of a similar proposal in such a context anywhere else nationally. The site is notably within Green Belt, has a sensitive heritage setting, is adjacent to public rights of way and is largely not considered to be previously developed land....
Whilst the Green Belt should not be an immovable obstacle, it seeks to restrict new buildings where they are considered to be inappropriate and the very special circumstances test sets a high bar. Both sites are in the Green Belt and development as proposed would result in a loss of openness of the Green Belt land in available local views and an apparent encroachment into the countryside....
The fundamental problem with the NP and the NDO is para 141 quoted above and our own more succinct version of what it conveys. The NP MUST be in accordance with National Policy and with SODC STRAT 6. The NP is not in accordance because it does not prove the special circumstances for the development proposed to be both necessary and only reasonably accommodated on Green Belt land in Clifton Hampden. The NDO also contradicts government policy of conserving and enhancing the historic environment, (ENV 6, ENV7 and ENV8) as it seeks to build on a conservation area. It is also contrary to the policy (DES 8) of promoting sustainable design, in that it takes good agricultural land out of production.

A summary of concerns on the five reasons given by the NDO Counsel's opinion as supporting VSCs:
VSC1 1) Meeting housing need. This is not relevant in terms of district council policy. Nor does the proposed development meet the affordable housing target of 40%.
VSC 2) Doctor's surgery. The doctor's surgery may be a benefit, but it is not clear and the doctors have not signed any legally binding agreements.

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VSC 3) Absence of alternatives. The lack of alternative sites is a matter for the examiner and SODC on the evidence.

VSC 4) Community Land Trust. Even if the NDO is led by the PC, how is this of itself a distinct benefit which can attract positive weight in the planning balance as an "other consideration under NPPF para148."

VSC 5) Very strong community support. This is "very open to question," especially in light of the level of objections received in the reg.21 consultation. As events in the parish over the last year have confirmed, there is substantial opposition to the NDO.

My concerns on the Very Special Circumstances (VSC) claims in detail:

On VSC 1, is a spurious argument that the proposals will provide new housing within the parish to meet its needs. The scheme is not delivering enough affordable housing, nor is there a demonstrable need for housing. The proposed mix is not in line with what is proposed in the applicant's own housing need assessment report. It therefore cannot be argued to be providing housing in a way that amounts to a VSC. The scheme does not provide that the affordable units are only to be occupied by local people and nor can they be nominated to local people. Therefore, the affordable and market units are nothing more than a developer-designed scheme that maximises profitability.

On VSC2, that the NDO will deliver a much-needed surgery, there is still great uncertainty about the attitude of the doctors involved. There is a danger the community will be left with an empty building. (This worry is specifically reflected in the Parish Council & #39's own NDO Steering Group minutes - <https://cliftonhampden.org.uk/wp-content/uploads/2023/01/Development-Steering-Committee-minutes-meeting-held-over-14-October-and-16-December-2022-Approved-Version.pdf> - see point 13. Section J).

A firm and binding commitment from the GPs is lacking. Nor is there any evidence that healthcare provision will be significantly improved as a result of the NDO.

On VSC3, that there are no alternative sites, the planning expert says that the residents of the parish were not allowed to examine this issue. It was all decided behind closed doors. Perhaps many residents would have been happy if the surgery was relocated to Berinsfield or Culham or alternative sites bordering the village to prevent further traffic into the centre of the village.

On VSC5, that there is "very strong" community support, that whilst there is evidence of support, there is also strong evidence of opposition, especially during the last consultation.

The Neighbourhood Plan ignores the needs of the residents of Burcot (whose participation has been resisted) and therefore does not consider the wishes of the larger group of the two communities in the parish.

In conclusion, the openness of our parish will be harmed by the NDO. In fact, NPPF para 148 says Substantial Weight is to be given to any harm to the GB. This has not happened. The 'harms' that will result from the NDO include:

- a) "Definitional harm" by reason of the inappropriateness of the development in the GB.
 - b) Harm to the openness of the GB
 - c) Harm arising from conflict with the purposes of including land within the GB.
 - d) The extent of each of these harms is a matter of judgement for the examiner and SODC.
 - e) Weight to be given to harms to the GB is dictated by national policy (NPPF para 148), noting that "substantial weight" should be given to harms to the GB.
 - f) Examiner/SODC must also take into account "any other harms", e.g. harms to the character and appearance of the area.
 - g) It is accepted that there will be harm to the CH Conservation Area – another "harm" to be factored into the VSC balance, where it carries "considerable importance and weight."
- 2). An NDO has to demonstrate that it is community led.

Charging authorities should set out clearly and transparently their approach to engaging with neighbourhoods using their regular communication tools eg website, newsletters, etc. The use of neighbourhood funds should therefore match priorities expressed by local communities, including

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priorities set out formally in neighbourhood plans.

These proposals relate solely to housing and community benefits for the residents of Clifton Hampden, while there has been no consideration for the other half of the community (Burcot). In fact, the Parish Council have actively refused applications from qualified Burcot residents to fill vacancies on the Parish Council. Meanwhile, Burcot has more than done its bit in achieving more than a 5% new housing infill over the past decade and is certainly the "poor neighbour" when it comes to community anything.

"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)." In looking at the SODC planning website there have been 14 net new dwellings granted since the 2011 Census which recorded 240 dwellings in the parish – which is a net increase of 5.8% so the parish has complied with H8 in any case without the NDO.

This NDO does not represent the community as a whole and the process has been divisive and inequitable.

3). SODC pre-application advice "• Housing Need - How would the development proposals ensure that it would meet local need? Would there need to be some form of legal agreement in place to ensure the proposed dwellings will meet a local need in perpetuity? Has a local connection mechanism been considered? Is the strength of the evidence of a need sufficiently robust to demonstrate a significant housing need?

- Medical facilities - How would the proposed new homes secure the otherwise unobtainable delivery of the proposed new doctors surgery? Has the local CCG confirmed a need for a new surgery and are they satisfied a GP business would be in a position to operate it? What assurances can be provided in this respect? Who would go on to own the facility, including buildings and land on behalf of the community? How will it be managed and who by? These matters would need to be secured in an appropriate legal agreement.

- Viability evidence – having regard to the above, I would advise viability evidence will be needed to demonstrate how the proposed new market dwellings will secure the delivery of the medical facility. How has the required number of market homes been balanced against harm to the Green Belt, delivering a local need, and securing the construction of new buildings? Is the number of proposed dwellings arrived at strictly necessary to meet local needs and deliver the community benefits?

- Absence of alternatives - a robust site assessment will be required to demonstrate an absence of alternatives in the vicinity. In my opinion, this should consider the proposed use of two sites for development, noting the objectives of Green Belt described above. Could the use of one site achieve a better outcome or are two sites still required?"

I see no information in the current documentation to provide answers to these questions.

It appears that anyone who can afford these homes can move in, first past the post. No local connection mechanism.

With Dr. [REDACTED] retiring, what commitment has the surgery provided? What is the legal position?

Having a modern, imposing surgery in the centre of the village will cause parking and traffic chaos (with no public transport options for many surgery attendees). Surely a better alternative would be by the H roundabout or Golden Balls (perhaps sharing a new facility with Berinsfield) – with adequate public transport/parking for the majority of patients attending from outside of Clifton Hampden. (I note that the issue that the pharmacy excludes residents of Burcot from any service has not been addressed).

The Viability assessment is marginal at best.

Alternatives? 3,500 new homes in Culham (Green Belt removed), 1,700 new homes in Berinsfield (Green Belt removed), thousands in Didcot, dozens in Long Wittenham. Our rural environment is being destroyed by the growth & greed agenda imposed on us by Oxford's (colleges) "unmet need".

For this community to override local planning protections safeguarding its own village, to destroy Clifton Hampden from within, and at tax payers' expense, is a travesty.

Finally, due to the unique nature of this NDO (as highlighted by the SODC planning officer), which is believed to be the first of its kind in the country, it is important that SODC request a Public Hearing

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with the inspector so that residents and other concerned bodies may participate in an open and transparent manner.

Public examination

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Yes, I request a public examination

Public examination

Q7. Please state your specific reasons for requesting a public hearing below:

This is a unique proposal which could set a national precedent in destroying Green Belt and Conservation Area protections.

It is divisive and non inclusive and the Inspector should listen to the voice of residents, not just vested interests

Your details and future contact preferences

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Response 68

Respondent Details

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I have serious concerns that the NDO does not meet the basic conditions. This is self-evident when the details of the NDO are held accountable to these conditions. These are the principle discrepancies which I have drawn point-by-point directly from the 'basic conditions':

1. Does not 'contribute to the achievement of sustainable development'
 - None of these houses are carbon neutral
 - The below analysis demonstrates that the construction of houses is clearly commercial and profit-oriented
2. The houses meet no 'strategic policies'
 - Claims that affordable houses were intended for existing villagers to downsize directly opposed by plans for large houses with multiple bedrooms, particularly on plot B
3. Fails to preserve 'architectural' and 'historic interest' of Clifton Hampden
 - Incredibly characterful village, comprised of several quaint and historic cottages
 - New housing does not replicate existing houses and is dissonant with architecture showcased in rest of village
4. Most alarmingly, no 'special regard to the desirability of preserving or enhancing the character or appearance of a conservation area'
 - The plots proposed for the NDO are greenbelt land
 - No development should take place on the green belt as it constitutes the destruction of a precious ecological commodity
 - There is brownfield within the village available to develop on
 - Moreover, the sacrifice of greenbelt land for commercial development as suggested by the large houses in the NDO proposal is completely unnecessary. Therefore, to develop on these sites would be a travesty - it is completely avoidable.

The NDO is thus in violation of all basic conditions.

Public examination

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Public examination

Q7. Please state your specific reasons for requesting a public hearing below:

I am requesting a hearing because I value transparency and accountability; it is clear that these qualities have been lacking from the governance of the NDO so far. This has been evident at every stage, for example, restrictions placed on the membership of a highly exclusive 'steering committee'. The membership to this was not outlined by any concrete criteria. It is also concerning that up until this point, the governance of the NDO has been conducted by individuals with vested financial interests. This includes [REDACTED], and [REDACTED]/the Gibbs Trust.

The most significant conclusion to draw from this is that the majority of the village feel completely excluded from the project. This feeling renders any statement of intentions to include people hollow. It is important to recognise that this feeling - among those who this development most affects - constitutes a reality. These are the people who should be at the heart of any deliberations and it is important that they are offered the opportunity to understand the key debate surrounding the NDO in a public setting.

Your details and future contact preferences

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Response 69

Respondent Details

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Dear Examiner,

I submit the following on behalf of myself and my wife, [REDACTED], both of [REDACTED]
[REDACTED]

Please note that I am a Parish Councillor who has been involved in PC Meetings but not involved in the NDP/NDO SG since March 2019. As such I try to take an objective view with regard to the process and results of the NDP/NDO. Any initiative to raise substantial sums for the Parish should be welcome and, though broadly in support of such an idea, my wife and I have a number of concerns regarding the current proposals, resolution of which would enable us to fully support the initiative.

Going forward I will be the only one of the present councillors still in office as from 8th May 2023 apart from the Chairman who will remain in office long enough to attend the May PC Meeting and appoint the next Chair (which could be me). There will be four new additional councillors.

Our comments are as follows:

1. Car Parking is one of the biggest problems in Clifton Hampden and the NDO is missing a, perhaps, once in a lifetime opportunity to address the problem. There should be a substantial amount of parking on the allotments site, carried out in a manner that is sensitive to appearance as well as providing EV Charging Points and Cycle Racks. As this site is across the road from the school, it will solve the school parking problem during drop off and pick up times. In the current plans there are too few parking places provided on this site and parents are asked to drop their kids off and leave within five minutes, possibly relying on others to get the children safely across the main road.
2. The allocation of the Barley Mow Car Park as the main village car park is inadequate and inconvenient and the route across the bridge is difficult and potentially unsafe when crossing with young children. For this reason no-one wanting to access the school, village shop, church, surgery or any part of Clifton Hampden Village uses it. It is only convenient for patrons of the Barley Mow pub (which is actually in Long Wittenham Parish) and for walkers and swimmers who want to access the

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river on the south side of Clifton Hampden.

As a result the centre of the village and the High Street suffer from illegal parking a lot of the time and always during the school runs.

3. To make space for sufficient parking, the Surgery should be built on the Paddock site. This will also avoid a potential traffic problem which may be caused by the new Surgery being rather close to the traffic lights on the A415 resulting in drivers having to wait while patients turn into and out of the Surgery.

4. We believe that most of the positive support in the Parish for the NDO is driven by the promise of a new Surgery, thereby ensuring continuity of this service in the years to come. However, we understand that, although the PCN and OCCG are expressing a willingness to support a move to a new Surgery, no concrete legally binding agreements are expected to be in place until after the Referendum. If these do not materialise we will have another over sized property in the Village for sale and no new Surgery. This is of particular concern as, of the two doctors who we thought would participate in this venture, one has since left the practice and one has stood down as a partner. We would ask that the Examiner please check the certainty of support for the new Surgery and ask for commitments, subject to a positive referendum, to be in place before the application is put forward for Referendum.

5. The NDO plans for 3 large houses on the Paddocks site, none of which are needed as is clear from this paragraph from the Housing Needs Assessment conducted in August 2022.

The HNA notes that Burcot and Clifton Hampden's dwelling mix is relatively imbalanced, with larger and less dense properties dominating the existing stock. In particular, the proportion of detached homes and homes with 4 or more bedrooms are both more than double the national average (2011 Census data). There are potential gaps in the markets for flats, terraces and homes with 2 bedrooms, although there are also lower proportions of 1 and 3 bedroom homes than wider averages. The parish also has a slightly lower proportion of bungalows than the wider district and country (2021 Valuation Office Agency data for a slightly wider area).

We understand the requirement for the builders to make a profit but we should try to reach financial objectives by only building the houses we need.

6. The Housing Needs Analysis was conducted after multiple iterations of housing proposals for consultation which seems to indicate that there was insufficient analysis of real housing needs before the NDO SG entered into proposals involving the Builders and Landowner, thereby raising expectations which can now only be achieved by providing an inappropriate mix of housing.

7. In this context there seems to be a need for some bungalows or two storey dwellings with an apartment at each level and fitted with electric seats to help the occupants go upstairs, evidenced by the following from the HNA:

"Interpreting this contextual data, the HNA notes It is clear that older people will be a key driver of housing need in future years, whether this involves a need for more accessible homes, options for downsizing, or more specialised dwellings. At the same time there is a clear imperative to create more demographic balance in the community by attracting younger people and families. Key ways to do this include the provision of appealing housing options and improving affordability"

8. The NDP/NDO used as a start point the requirement for the number of dwellings as identified in the Village Plan. Whereas the HNA quoted 4 new builds since 2011, we can see from the number of applications for planning permission that have been granted that many more houses are in the process of being built, albeit not necessarily fulfilling the housing mix we require. A more robust analysis is needed, taking into account the true building and agreed planning figures since the Village Plan was developed.

9. We must note also that, since the Village Plan (which I largely wrote with some other residents) new

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood Development Order below. When commenting, you should bear in mind that the examiner will mainly assess the order against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

developments have emerged for Culham, which is only one to two miles away and will provide housing for the people of our Parish who would like to move but stay in close proximity to our Parish.

10. With regard to site selection, we would propose an additional site to be considered just south of Site D and east of the Recreation Ground. It has similar characteristics to Site D and belongs to a farm on which SODC has recently considered but rejected a Solar Farm. A few well appointed properties on this site would be well away from other properties, which is the concern of many residents whose properties adjoin the currently proposed developments, and would serve to convert the Recreation Ground into a Village Green in appearance. Whereas this site may intrude upon the openness of the Green Belt, this can be overcome by the planting of trees (which is a major objective of the Parish Council going forward) and some wild habitat.

11. In summary, we believe that we still need to re-evaluate the sites and building proposals, despite the obvious delays this would cause, before this NDO can go to referendum.

12. Although the NDO lists a number of benefits it is unclear what the monetary value is of some of the benefits and we believe these have to be made clear before submission to Referendum. For example, if the ownership of the Post Office/Store moves to the Community Land Trust (CLT), does it mean that the community will receive some benefit in terms of rent? Similarly, if the CLT owns the freehold of the land used for the Surgery, what will be the benefit from rental income? And what are the risks and costs associated with the development and who will bear them? Also, how will the Affordable Housing be managed?

13. Until now, very little has been said about how the newly built dwellings will be allocated in some manner that enables people from our Parish to fulfil their wishes to buy a property of suitable size, whether upsizing, downsizing or just taking the opportunity to buy in this Parish. We believe a robust system is needed in order to make the residents see that the developments are being carried out for the benefit of the community and not just a housing development for the benefit of the landowners and the builders. We appreciate that there are some immediate community financial benefits (eg: £150,000 for the school) but these will soon disappear from memory while the new developments will be here to stay.

14. The houses to be built should comply with CO2 reductions, including heating systems, EV charging, Solar Panels where appropriate, insulation standards, cycle parking, etc.

15. In our opinion, this should go to a Public Hearing, especially as this is one of the first NDOs and there is a need for transparency and proper evaluation of the process.

Please note that we will not complete the next section as the changes we propose are self evident from the text above. We look forward to the outcome of your deliberations.

Glenn [REDACTED] Pereira.

Q3. You can upload supporting evidence here.

- File: Housing - increase since 2011 census [REDACTED]

Public examination

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Yes, I request a public examination

Public examination

Q7. Please state your specific reasons for requesting a public hearing below:

This is a highly contentious NDO Application which has caused a lot of disturbance in our Parish over the last 3+ years, mainly because residents have felt that they have not had sufficient say in the plans. It is also unique in that two villages can benefit from the financial incentives while one village bears the brunt of the development but has to accept a majority verdict across the Parish (comprising both villages).

In addition, we understand that this is one of the first NDOs to go to application, so there should be a lot of transparency in the process and decision making.

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

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Name	Glenn Pereira
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Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the order?

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Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

████████████████

Analysis of SODC Planning Approvals for Clifton Hampden and Burcot

Date Granted	Link	Type	Where	CH/B	Approved	Number of net new	
05/07/2011	https://data.oxford.gov.uk/districtdata/downloads/file/66/clifton_hampden_census_2011_data	Annex (conversion from Garage)	Purvis	CH	Yes	1	
09/10/2013	https://data.oxford.gov.uk/districtdata/downloads/file/66/clifton_hampden_census_2011_data	3 Bed House	Corner of Courtiers Green	CH	Yes	1	
09/09/2014	https://data.oxford.gov.uk/districtdata/downloads/file/66/clifton_hampden_census_2011_data	1 bed house	14 Balfour Cottages Burcot OX14 3DR	B	Yes	1	
06/02/2015	https://data.oxford.gov.uk/districtdata/downloads/file/66/clifton_hampden_census_2011_data	Conv of shed to 1 bedroom with bathroom	This is an annex (not sure qualifies as dwelling)	CH	Yes	Annex	
19/05/2015	https://data.oxford.gov.uk/districtdata/downloads/file/66/clifton_hampden_census_2011_data	Replacement of mobile home with 3 bed house	Dinckley Court Lodge Burcot OX14 3DP	B	Yes	1	
28/09/2016	https://data.oxford.gov.uk/districtdata/downloads/file/66/clifton_hampden_census_2011_data	Split 4 bed house into 2 x 2 bed houses	Courtiers Green	CH	Yes	1	
29/08/2017	https://data.oxford.gov.uk/districtdata/downloads/file/66/clifton_hampden_census_2011_data	new 3 bed dwelling	Stamford House Burcot OX14 3DJ	B	Yes	1	
26/05/2017	https://data.oxford.gov.uk/districtdata/downloads/file/66/clifton_hampden_census_2011_data	new 3 bed dwelling	3 Rosemary Cottages Burcot OX14 3DN	B	Yes	1	
01/12/2017	https://data.oxford.gov.uk/districtdata/downloads/file/66/clifton_hampden_census_2011_data	detached 4-bed dwelling and detached double garage	Land to west of Withywindle Abingdon Road Burcot OX14 3DN	B	Yes	1	
06/11/2017	https://data.oxford.gov.uk/districtdata/downloads/file/66/clifton_hampden_census_2011_data	Annex (conversion from Garage)	This is an annex (not sure qualifies as dwelling)	B	Yes	Annex	
04/12/2019	https://data.oxford.gov.uk/districtdata/downloads/file/66/clifton_hampden_census_2011_data	2 x 4 bed houses	The Tennis Court, land to the east of Burcot House Abingdon Road Burcot OX14 3DJ	B	Yes	2	
01/03/2019	https://data.oxford.gov.uk/districtdata/downloads/file/66/clifton_hampden_census_2011_data	New detached dwelling	Stamford House (Duplicate)	B	Yes	Duplicate	
04/12/2019	https://data.oxford.gov.uk/districtdata/downloads/file/66/clifton_hampden_census_2011_data	Conversion of chapel to 2 bed house	Chapel	B	Yes	1	
19/01/2021	https://data.oxford.gov.uk/districtdata/downloads/file/66/clifton_hampden_census_2011_data	detached five bedroom dwelling and a detached double garage	Land to the south of Creek End Abingdon Road Burcot OX14 3DJ	B	Yes	1	
05/10/2021	https://data.oxford.gov.uk/districtdata/downloads/file/66/clifton_hampden_census_2011_data	New 4-bed Family dwelling house with 2 bay detached garage	Land to the west of Withywindle Burcot OX14 3DN	B	Yes	1	
21/01/2022	https://data.oxford.gov.uk/districtdata/downloads/file/66/clifton_hampden_census_2011_data	Conversion of annex to 1 bed dwelling	Grange Flat, Grange House Abingdon Road Burcot OX14 3DJ	B	Yes	1	
Not decided	https://data.oxford.gov.uk/districtdata/downloads/file/66/clifton_hampden_census_2011_data	Related to above - Grange Flat - they then put in planning to demolish Grange house and the flat and build 1 x 4 and 1 x 5 bed houses - so that is why there is a net 1 gain above	Permission in principle for the demolition of existing garage Land at Orchard Stables Burcot OX14 3DQ	B	No		
						Sum	14
						% dev increase	5.8%

Census data for Clifton Hampden

http://www.oxford.gov.uk/districtdata/downloads/file/66/clifton_hampden_census_2011_data

Date of Census	27/03/2011
Population	662
Households	240

Response 70

Respondent Details

[REDACTED]

[REDACTED] [REDACTED]
[REDACTED] [REDACTED]
[REDACTED]
[REDACTED] [REDACTED]

Q1. Are you completing this form as an:

Individual

Your comments

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood Development Order below. When commenting, you should bear in mind that the examiner will mainly assess the order against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

I strongly object to this NDO and request a Public Hearing so villagers' issues and queries can be discussed in an open, fair and democratic manner.
I don't believe Very Special Circumstances that would allow this NDO have been met and I believe the NDO fails meet the Basic Conditions at both a local and a district level

Housing
The scheme does not and cannot ensure the new housing will be purchased and occupied by residents wanting to downsize or resident first-time buyers, they will go on the open market. Therefore, it fails to meet VSC on this point.
The NDO in contrary to ENV8 as it neither enhances nor preserves our conservation area.

Surgery
A comprehensive assessment of the current surgery has not been undertaken to determine that it is not or could not be made fit for purpose with some upgrading therefore it cannot be said that a new expanded surgery is much needed for our parish. We already have a surgery.
SODC plans for a new surgery at Culham (STRAT9) and an expanded surgery at Berinsfield (STRAT10) means the need for an expanded surgery at in Clifton Hampden is non-existent.
The new expanded surgery would bring additional traffic to the village, this is contrary to local Plan policy TRANS2: Promoting Sustainable Transport and Accessibility.

Community led
This NDO does not feel community led; many questions and concerns have largely gone unanswered, results of previous surveys have been interpreted in a misleading way, meaningful debate shut down, some residents have been excluded.

Community Support
Whilst there is support there is also significant objection as demonstrated in the previous online consultation result when many objections were raised and at the subsequent parish council meeting we were told our objections were largely irrelevant and would have no impact on the process.

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As an end note, even this aspect of the process is so complicated that it deters community engagement. This process should be accessible to everyone to be considered community led and currently it is not.

Public examination

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Yes, I request a public examination

Public examination

Q7. Please state your specific reasons for requesting a public hearing below:

So villagers' issues and queries can be discussed in an open, fair and democratic manner and the full implications can be understood.

Your details and future contact preferences

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Title	-
Name	Amber Juffkins
[Redacted]	
[Redacted]	
[Redacted]	
[Redacted]	[Redacted]

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Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the order?

██

Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

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Response 71

Respondent Details

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[REDACTED] [REDACTED]
[REDACTED] [REDACTED]
[REDACTED]
[REDACTED] [REDACTED]

Q1. Are you completing this form as an:

Individual

Your comments

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I write to oppose the NDO on two main grounds:

1. Green Belt and Conservation Area

I would urge serious reconsideration of developing and building on a green belt conservation area. This will not only set a precedent for our village, inviting more encroachment on remaining green spaces in the future, but also surrounding villages in Oxfordshire. The green spaces within our village (including the Paddock and Allotment), and the commitment to this being a conservation area, characterise the core of the village's rural character. To develop a village like ours is to destroy the very rural nature of the village which we love.

I have lived here for almost twenty years. My children and my nephews and niece have grown up here and attended the village school. We chose to move here because it was rural, because we wanted our children to grow up surrounded by nature, with plenty of green spaces to enjoy and appreciate.

The National Lockdowns showed how our rural community was valued by so many others as well, with people coming to the village to walk their dogs, swim, boat, paddle board on the river, and enjoy being outdoors together. In particular, the young people in the village, who were so badly impacted by the lockdowns, were regularly out walking and cycling and playing in the Paddock and Allotment areas – I myself regularly cycled and walked there with my then [REDACTED] year old son, while the school was closed to pupils, to get valuable exercise, and learn about nature and the environment. The green spaces in our village have provided solace and comfort and a source of well-being to so many within our community as well as those outside it too - and they continue to do so.

There is no compelling argument that 17 houses (none of them affordable for most people, most especially given the current economic crisis we are in) must be built here, because they are needed here. Indeed, as the 2014/18 survey of villagers confirms, we have stated that we did not want a large development nor did we want 17 houses in a single development.

There is equally no compelling argument why the proposed expanded surgery must be positioned where it is on the NDO. If the intention is to attract / service hundreds more patients, where exactly in the village are these patients meant to park?

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood Development Order below. When commenting, you should bear in mind that the examiner will mainly assess the order against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

In sum, I cannot see any compelling justification or argument for intentionally destroying the green spaces and rural character of this village with the proposed development.

2. Traffic / Parking

We already suffer a major problem in the village with traffic and parking.

As a community we have recently been prevented from parking where, for decades, we have been parking in the village (a situation about which the Parish Council is aware). As it stands, villagers themselves are struggling to find places to park their cars. The proposed expansion to the surgery and possible expansion of the school fails to take this into consideration. Indeed, any expansion of the surgery (and school) will only exacerbate the parking problem. The parking needs of current villagers should take priority before any development which adds further pressure to this can begin to be considered.

Traffic through the village is already extremely heavy and congested. Again, something which will be increased by an expanded surgery (and school). With no guarantee that the bypass will be built, I cannot see how the proposed development with the resultant expansion of traffic is either feasible or sustainable.

I would therefore wish to see a clear plan regarding parking and traffic control in the village which supports the villagers who live here now, before any such plans are made for the additional proposed housing and new/expanded surgery.

I would like a public meeting to be held so that these and other concerns can be discussed with residents of the parish before this matter is decided by a referendum.

Dr Inge Dornan
Resident, Clifton Hampden.

Public examination

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Yes, I request a public examination

Public examination

Q7. Please state your specific reasons for requesting a public hearing below:

A development plan of this size and nature, with the dramatic impact it will have on all residents, as well as future plans for the rural character and green spaces of this village and others in Oxfordshire, should be given a full public hearing.

Your details and future contact preferences

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Title	Dr
Name	Ingeborg Dornan

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[REDACTED]	[REDACTED]

Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the order?

[REDACTED]

Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

[REDACTED]
[REDACTED]

Response 72

Respondent Details

[REDACTED]

[REDACTED] [REDACTED]
[REDACTED]
[REDACTED] [REDACTED]

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Individual

Your comments

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I am strongly opposed to the NDO as it fails against the Basic Conditions and it doesn't demonstrate Very Special Circumstances that is needed to overcome those failures against the Basic Conditions.

In light of the concerns around community engagement and other issues detailed below I would like the Inspector to hold a public hearing to ensure he hears the real concerns about the NDO, something which has not been given to the community thus far. In addition this NDO proposal is unique, nothing like it has come to planning before anywhere in the UK, on this measure alone it needs a public hearing.

I enclose my full response in the attached document - "20230411 Response to Neighbourhood Development Order"

Q3. You can upload supporting evidence here.

- File: 20230411 Response to Neighbourhood Development Order.pdf [REDACTED]

Q4. If appropriate, you can set out what change(s) you consider necessary to make the order able to proceed below. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

This process is hard for the layperson to understand. My personal view is the NDO is unwarranted for the reasons I have made and will leave the village and greenbelt harmed with risky benefits. I believe the changes needed are probably the abandonment of the NDO and either we go back to our "smaller

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villages" commitment or we create a Neighbourhood Plan that will protect our village whilst development goes on all around us (STRAT9 and STRAT10i and in a way HIF1).

Public examination

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Yes, I request a public examination

Public examination

Q7. Please state your specific reasons for requesting a public hearing below:

In light of the concerns around community engagement and other issues detailed below I would like the Inspector to hold a public hearing to ensure he hears the real concerns about the NDO, something which has not been given to the community thus far. In addition this NDO proposal is unique, nothing like it has come to planning before anywhere in the UK, on this measure alone it needs a public hearing.

Your details and future contact preferences

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Title	Mr
Name	Marc Juffkins
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Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the order?

██████████████████

Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development

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██████████████████
██

Neighbourhood Development Order

Marc Juffkins

I am strongly opposed to the NDO as it fails against the Basic Conditions and it doesn't demonstrate Very Special Circumstances that is needed to overcome those failures against the Basic Conditions.

In light of the concerns around community engagement and other issues detailed below I would like the Inspector to hold a **public hearing** to ensure he hears the real concerns about the NDO, something which has not been given to the community thus far. In addition this NDO proposal is unique, nothing like it has come to planning before anywhere in the UK, on this measure alone it needs a public hearing.

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Personal Summary

There has been a complete lack of meaningful/authentic engagement with the community. I have lived in the village for over 20 years, my kids went to the local school, I have always supported the many initiatives and community events that have gone on in the village but I cannot support the proposed NDO or NP.

Even though I have been at loggerheads with members of the Parish Council and Steering Group, I would like to thank the people involved for the efforts they have made. I do understand the sheer amount of hard work involved even though I do not agree with the output.

I am personally affected by the proposed NDO as my property borders the Paddock and due to the difference in the height of the land my upstairs windows (where my kids sleep) is at land level at the paddock – is it looks directly down on my property. I had immediate discussions with some members of the Steering Group but nothing happened to reduce my concerns. There have been some adjustments to the Steering Groups original plan which means the houses will be further away from my property, this was recommended by SODC (notably not by the NDO Steering Group) so that the proposed new houses would be in line with the existing houses on the Abingdon Road and by chance this drew the houses away from my house. This is not community engagement; this is engaging with the District Council and professional bodies.

Our community has been given a pre-packaged plan with absolutely no discussions about site selection options or what's in the plan that was delivered during COVID lockdown. Their stated Village Plan history is a tweaking of community opinion by dropping feedback that doesn't fit, exaggerating elements that do fit, putting out a false narrative to give the impressions this is what people asked for. They could have taken the residents with them on this journey and we could have ended up with something that is good for the parish. I have included at the bottom of this document a history of the NDO going back to the 2014/15 Village Plan to give some weight to the comments here.

The conduct of a few members of the Parish Council and the NDO Steering Group have at times been disgraceful and I know that things have been said on both sides that people may regret on reflection. This state of affairs is a failure of THEIR leadership – this NDO and NP is their project and the frustration felt is a direct result of their mismanagement and failure to meaningfully engage with the whole community not just the ones that agree with their plan. This failure to lead the community has led to a horrible division in the community where people are moving away from the parish or feel uncomfortable simply taking a walk in the village in fear of who they might bump into. This is the direct result of their leadership throughout this campaign.

I also note the parish councillors, with the exception of one parish councillor, are not seeking re-election. This may be the reason why the NDO Steering Group via the construction partner have sought legal commitments from the Parish Council that persist after they relinquish their Parish Council positions – which I am informed the legal contracts have now been signed. The [Steering Group minutes](#), point 8 outlines the request.

- 8) The SG agreed that a contract committing the Parish Council, the development partner and the landowner to see the NDO through to referendum and to bind parties to its execution should the referendum return a positive result was required as soon as possible and certainly before the referendum. CB would consult their solicitors. **Action CB**

Whilst I do not have sight of what has been committed to I hope it isn't anti-democratic and the community have not been constrained in deciding what is best for the parish.

Because of the behaviour by some members of the NDO Steering Group and Parish Council over this period since the NDO was revealed in November 2020 I decided to put my name forward for the Parish Council elections, for which I have been elected and start on the 8th May. My aim is to bring the community back together, I would like to take a pause and engage meaningfully with the community about the NDO and NP making sure it is fit for purpose and to then focus on small things to improve the community, not large building projects for which we have no experience.

My objections to the Neighbourhood Development Order

I hope that I have put in my comments in the correct area – however I am not a planning expert and it is challenging to know which “boxes” my comments should go.

Failure to meet Basic Conditions

The NDO fails to meet the Basic Conditions set out in the Town and Country Planning Act 1990 as follows:

Failure against Basic Condition A as the NDO contravenes National Policies and Advice

Because:

- Definitional Harm – by reason of the inappropriateness of the development on Greenbelt
- The harm to the openness of the Greenbelt – which is both spatial and visual. The NDO promotor reports seem to focus on the visual element only.
- Harm arising from conflict with the purposes of including land within the Greenbelt
- The weight to be given to those harms is dictated by national policy: NPPF para. 148. This provides that “substantial” weight must be given to these harms to the Green Belt, in recognition of the “great importance” that the Government attaches to the Green Belt.
- In addition, the examiner and SODC must also consider “any other harms”. In the present case, there will be harm to the character and appearance of the area which will need to be considered.
- Neighbourhood Development Orders are very rarely made (in comparison with Neighbourhood Plans and grants of planning permission under the 1990 Act). To the Friends Counsel’s opinion, there has not been a Neighbourhood Development Order made for inappropriate development in the Green Belt following consideration of the VSC test. In addition, the NDO is a matter of significant controversy in the village, and it is essential for the evidence underpinning the NDO (which covers a wide range of planning issues) to be fully scrutinised and tested.

Failure against Basic Condition C as the NDO does not preserve or enhance the character of the Clifton Hampden Conservation Area

Because:

- It is accepted in the Basic Conditions Statement (page 17) that there will be harm to the Clifton Hampden Conservation Area. This is “other harm” to be factored into the VSC balance. Case law confirms that once some harm to a conservation area is identified, the decision-maker is obliged to give that harm “considerable importance and weight” in the planning balance: R (Forge Field Society) v Sevenoaks District Council [2014] EWHC 1895 (Admin), at [55]. Further, “a finding of harm to [...] a conservation area gives rise to a strong presumption against planning permission being granted”: [49]. As well as being relevant as a part of the VSC balance, this is a matter which also goes to basic condition (c) in para. 8(2) of Schedule 4B to the 1990 Act.
- The development is not in keeping with the existing look of the Conservation Area
- The development of the Paddock field, which has never been developed will change the appearance from a wonderful paddock field to a set of large faux farmhouses. That doesn’t serve local need but exists entirely to provide profits for the builder and landowner.

Failure against Basic Condition D as the NDO is not achieving sustainable development

Because:

- Loss of agricultural land (see new draft revisions to the NPPF published in Dec 22 – the amendment to the footnote to paragraph 178 appears to be adding weight to self sufficiency by proposing new text that states “The availability of agricultural land used for food production should be considered, alongside the other policies in this Framework, when deciding what sites are most appropriate for development.”
- With the new surgery, twice as big as the current surgery so could take twice as many patients, patients from outside the parish, which is an environmental issue as these people will come in by car in the main and will come into the centre of our village causing pollution and further cause parking and general traffic issues as the entrance is very close to the main traffic lights.
- Despite the traffic report stating there will be no overlap between the school and the surgery parking / traffic they only stated the morning school drop off not the school pick up and even with the school drop off, it is simply not the case there is no drop overlap with the surgery – I would invite you to visit the area at 8:45 to 9:00 to see for yourself.

Failure against Basic Condition E because it conflicts in so many areas with the general conformity with strategic policies

Because:

- The housing is also being provided in the Green Belt in a “smaller village”, which is contrary to the settlement hierarchy and spatial strategy of the Local Plan to focus development in larger settlements and strategic allocations.
- Policy H1 – In the Parish Council’s Basic Conditions statement on Page 21 states that it accords with Policy H1(3)(v)-(vi) but this is disputed by the Friends’ Counsel Opinion where it states “correctly interpreted, the proposed NDO cannot accord with this policy H1(3)(vi)
- Policy H8 – Housing in Smaller Villages – Clifton Hampden is a “Smaller Village”. The Parish Council Basic Conditions statement says “the NDO is compliant with the spirit of H8”. The Friends Counsel states that the proposed NDO is either compliant or it is not. As the proposed NDO is not a Neighbourhood Plan is cannot gain any support from H8. In any case as H8 says nothing about Greenbelt and so even it were compliant with this policy it would still be required for the proposed NDO to pass the VSC test.
- H9 – Affordable Housing – The NDO will not secure the 40% provision required by this policy and relies on viability reasons. One of the benefits (and one of the strong wishes in the 2015 questionnaire) stated by the Parish Council that the housing is to allow children of residents of the parish to setup home to the village. The proposed NDO needs very close examination and to be robustly tested by the Inspector and by SODC as to whether this can accord with the policy notwithstanding the shortfall.
- H16 – concerning “backland and infill development and redevelopment”. This is not satisfied by the NDO. In addition if the Parish Council wishes to prepare a NDP then the council will support this as long as it is commensurate to the scale and character of their village – expected to be 5-10% increase from the 2011 census. In fact looking at the SODC planning website there has been an increase of housing of 5.8% since the 2011 Census that complied

with this policy and we still have 12 years left of the Local Plan so in line with previous planning permissions granted we would exceed 10% just by infill. Therefore this NDO would contribute to grossly exceeding the 5-10% expectation – I estimate it will mean a 20% increase in housing stock in Clifton Hampden and the parish in general.

- It also provides that plans allocating sites on greenfield sites, such as the proposed NDO, should consider how development can meet the bespoke needs of the village. None of which is in the NDO proposals as all these houses (bar affordable houses) will go on the open market. The S106 being presented offers affordable homes to the district NOT locally. It is hard to see how this contributes to meeting the VSC test.
- STRAT1 – This policy sets out the overall strategy of the SODC Local Plan. It is necessary to recognise the general application of policy STRAT1(1)(viii). It does not distinguish between Green Belt and non-Green Belt land. That distinction is provided at (ix), which provides that the policy is “protecting and enhancing the countryside and particularly those areas within the two AONBs and Oxford Green Belt by ensuring that outside of the towns and villages any change relates to very specific needs such as those of the agricultural industry or enhancement of the environment”. Given that the Sites are currently outside of the settlement boundary of Clifton Hampden, they are technically in the countryside and “outside of” the village for the purposes of this policy. The NDO does not secure “very specific needs such as those of the agricultural industry or enhancement of the environment”.
- STRAT6 – It is a material consideration when assessing the proposed NDO that the Local Plan has only just considered Greenbelt boundaries and altered them for strategic allocations. Is it premature for a Parish Council, who doesn’t have to have a NP or an NDO, to be allocating Greenbelt land for spurious VSC?
- It should be noted that the policy reiterates the VSC test and that detailed amendments to the Greenbelt by Wheatley NDP must be in compliance with the requirements of the NPPF and the need identified by the Local Plan. This policy says nothing about NDOs.
- STRAT9 and STRAT10i – the NDO is in conflict with these because it seeks to destroy greenbelt land for houses (that the parish doesn’t need as we have already met our 5-10% growth by infill) and a larger surgery to serve the catchment (which is already being built on strategically allocated Greenbelt land)

Failure to prove Very Special Circumstances

As outlined above, there are significant issues with the NDO and its compliance with Basic Conditions. Held up to the light the NDO promoters also fail to demonstrate that Very Special Circumstances exist for this NDO.

In the Friends' Councils Opinion the central question to determining whether the NDO complies with the basic conditions (a), (d) and (e) of para. 8(2) of Schedule 4B to the 1990 Act is whether there are "very special circumstances" to justify the proposed development. If there are not, it is very difficult to see how the examiner could find the NDO to be "appropriate" having regard to national policy, in particular para. 147-148), or contribute to "sustainable development", or be in "general conformity" with the Local Plan (which simply reiterates the VSC test in national policy).

Contrary to the Parish Council's Opinion the VSC determination is not for him or the Friends' Council to give a legal opinion on. The Inspector and SODC need to proceed on the basis of a correct interpretation of the relevant policies. It is also important for all material considerations to be taken into account in assessing harms and the other considerations said to "clearly outweigh" those harms.

Listed below are the areas where the proposed NDO fails the VSC test.

General reliance on the Parish Council's Opinion

- The Parish Council's Opinion is one of the pillars of the Parish Council's argument that the VSC are met and it relies on its Counsel's opinion in its submitted NDO (see para. 8.2) – stating "Counsel's Opinion finds that the Very Special Circumstances test is met". However that decision is a matter of planning judgement not one of law. For example the Parish Council's Opinion Para. 9 and Para. 61 seem to be planning judgement, not law.

Site Selection and exploration of alternatives

- Site Selection was done behind closed doors without community involvement, it did not look at alternative sites beyond the 9 sites. It did not think to engage with multiple landowners to drive the best deal for the community. This is against Locality Guidance for Neighbourhood Plans
- There has been no exploration of alternatives of the NDO, such as could the current surgery be used, could we use the surgery at STRAT9/10i or elsewhere in the catchment area or a converted building or "do nothing". This lack of exploration occurred within the NDO Promoters but also demonstrably never happened at all with the community.
- As further evidence, following the 2019 workshop with SODC officers, the NDO Steering Group assumed a role in deciding what should be presented to the public rather than seeking the public's views on the nine options and any other options that were considered (see above) whilst presenting the supporting technical evidence. Section 4.1 of the NDO states: "the Parish Council, with involvement of the Local planning Authority, conducted a site selection process, the outcome of which was that, given the Parish's status as washed over Green Belt, only two sites had the potential for development of the scale envisaged. As a result, the Parish Council initiated the process of bringing forward an NDO, the responsibility for its execution being placed with a Neighbourhood Development Order Steering Group" This does raise serious concerns over the site selection process and consideration of alternatives.

Community Support

- See below the notes on the history of this NDO project below (or find in the index at the top of the document) that describes in detail the tweaking of community opinion by dropping feedback that doesn't fit, exaggerating elements that do fit, putting out a narrative to give the impressions this is what people asked for when it wasn't.
- The Section 21 consultation in 2022 was overwhelmingly negative response to the NDO – somewhere in the region of 90% signalled their rejection of the NDO.
- Community wishes that new blood to come into the village – there is a vibrant market of house sales in Clifton Hampden and Burcot. Since 2013 there have been 46 dwellings put on the market in Clifton Hampden and 63 in Burcot according to the nethouseprices.co.uk website. For a parish of 240 houses (2011 census) this is a healthy influx of new blood. Therefore the premise that the proposed NDO is providing a need by providing housing for people to come into the village is incorrect.
- The section 21 consultation was announced by the Parish Council and we were encouraged to submit our views, of which about 40 people did. At the Parish Council meeting the Chair of the NDO Steering Group announced that most of what was submitted was invalid as Section 21 only looks at compliance with Basic Conditions and VSC. This was not explained in their brief or the posters put around the village. This may not have been done on purpose, but it certainly had a depressing effect on the people that bothered to provide their feedback as almost all of it was ignored by the Steering Group Chairman. It was not designed to help and inform.

Surgery

- There is an existing surgery in the village which the new proposed one will replace (and improve). This is a relevant consideration in determining the extent of the benefit and the weight to be attached. No formal report has ever been commissioned by the NDO promoters to understand what would need to be done to bring the current surgery up to scratch rather than building a new surgery.
- The S106 offered does not guarantee that the surgery will be built – this could leave the community in the position of destruction of the Greenbelt and Conservation Area without actually receiving the benefit.
- In fact there is no Letter of Intent or any binding commitment from the single surgery partner, who I believe is [REDACTED] and only been with the surgery a relatively short amount of time. This again is a huge risk that has not been properly covered by the NDO promoters.
- If a NDO scheme is entirely predicated on the GPs moving and either they end up not wanting to, or the PCN cannot support another GP practice to move there, then the community would be left with an empty building. This risk is highlighted in the Parish Council Steering Group Committee [minutes](#) stating:

j. Surgery. GB confirmed that the practice has issued a 'wet copy signature' letter confirming their ongoing commitment to the scheme. This will be added to the statement of evidence. GB also explained the SODC position that the submission needed to address how the community benefit from the surgery building would be retained if the practice close at some point in the future. The SG agreed that, given the dependency on the community for planning permission for the new building, an appropriate solution would be:

- i) that the freehold of the land for the surgery and car park should be owned by the CLT, thereby generating income from ground rent, and say in the future of the building should a change of use be required. .
- ii) that the S106 agreement should include provision for the CLT to be given first option to buy the building should it come up for sale
- iii) that the surgery be registered as an Asset of Community Value

- The proposed surgery has no weight as a VSC without a contractual arrangement being in place for all parties (Surgery/NCP etc) prior to the examination taking place, that confirms the relocation will occur.
- There is insufficient evidence in the submitted documents that demonstrate healthcare provision will "significantly improve" locally as a result of the NDO. It will certainly grow but so will large areas in its catchment so it may only keep up with increased demand. This is not VSC as presented.
- STRAT9 and STRAT10i provide for local surgeries in those developments and the land they will be built on has been taken off Greenbelt via the Local Plan strategy. This surgery is on Greenbelt land that has not been taken off Greenbelt strategically and thus cannot be considered a VSC when land has already been allocated for the increase in catchment population elsewhere.

Housing

- The SODC can currently demonstrate a 5 year housing land supply – the district has a land supply of 5.58 years. There is a sufficient land to meet the needs of the district as a whole. So the VSC do not exist for housing needs within the District.
 - It is important that the bigger picture is not lost as typically in appeal decisions granting planning permission for housing in Greenbelt, land supply shortfall is generally central to the VSC argument. This is not disputed by the promoters of the NDO. Therefore the NDO promoters cannot argue this is a VSC.
- The housing mix proposed is not in line with what is proposed in the NDO promoters own housing need assessment report. It therefore cannot be argued to be providing housing that amounts to a VSC.
- The 14-02-22 pre-app letter indicates (p.6) that for housing to amount to a VSC it might for example need to address a significant need, or use a legal agreement so the houses would be occupied by locals etc. The S106 that has been offered does not provide that the affordable units can be only occupied by local people, they will be available district wide. The draft planning conditions also do not provide for the affordable dwellings to be nominated to local people. Therefore the affordable and market units are nothing more than a developer-designed scheme that maximises profitability.
- Ultimately most housing schemes do not amount to VSC (see the myriad of appeal decisions).

Overall balance

Whether the all the considerations are sufficient to “clearly outweigh the harms” is a planning judgement. But it is important for that judgment to be exercised (1) on a proper understanding of those harms and benefits, and the weight to be afforded to them, and (2) by correctly appreciating the “stringent” VSC test.

If it is found that the VSC test is not met, it is the Friends Counsel’s opinion, the examiner would be bound to recommend that the basic conditions are not met by the NDO, and that the NDO should be refused which I strongly believe to be the case.

History of the NDO

I believe this NDO falls well short of the required level of community engagement and therefore fails VSC and in which case therefore fails to meet “General Conformity” and “National Policy / Guidance basic conditions A and E.

Below is a potted history of the activities that have gone on that has led to this proposed NDO.

2015 Village Plan

The Parish of Clifton Hampden is two villages, both of which are classified by SODC to be “Smaller villages” in washed over Greenbelt, Clifton Hampden itself has Conservation Area protection. What this means is as a community we don’t have to have a Neighbourhood Plan (or associated NDO). I think the 2015 village plan is more in keeping with what we should be doing. Small improvements to improve the lives of residents and those that visit the parish. If I look back at the housing infill that has occurred in the Parish I see that our parish has increased our housing stock by 5.8% since the 2011 Census, so even if we did end up wanting to write a Neighbourhood Plan we didn’t need this NDO as we would have achieved the SODC housing growth expectation of between 5-10%. As I will explain later the benefits of this NDO such as the surgery, school and shop are very arguable.

We have lost this vision of small things that improve the lives of residents and visitors alike, the Village Plan with the 2014/15 survey has morphed into the proposed NDO that was probably not on anyone’s radar when that survey was filled in, certainly not mine. It was also certainly not on the mind of the group that wrote the Village Plan in 2015. What happened?

2014/2015 SODC managed Questionnaire or Survey

It was completed in 2014 and published in 2015 so can be referred to as 2014 or 2015. I encourage you to read the [2015 survey](#) that over 50% of the community submitted and was by far the most comprehensive survey done and although not perfect in structure, the answers were collated and the report produced by SODC, I focus on this report as it is the foundation of what eventually became the current NDO/NP:

- Firstly the Parish Council had two versions of the report from SODC – one report with No Responses Included and one with No Responses Excluded. They used the No Responses Excluded version as it raises the % for the figures they used to support their case. They never made the other report version known and only the No Responses Excluded report was on the Parish Council website until I asked for the other one to be put on the Parish Council website. This is important for some questions as the rate of no responses is significant and depending on the question or how the resident answered a question above might determine if the following question was answered or not, for example Q11 asks how many houses would you like, if you answered NONE then you may decide to not answer Q12 asking where would you like these houses to be built. I wanted make these points as it is these subtle manipulations that has occurred throughout this process. For consistency I will also use the No Responses Excluded for % reporting to compare like-for-like.
- **Section 3, Q8 – mitigating the effect of additional traffic** – 89% supported a bypass to the north and 90% supported a bypass to the south. Yet the Parish Council is currently against the HIF1 bypass, without consulting the residents about it, who are clearly for the bypass. Yet the NDO would contribute to more traffic and the NDO promoters use the HIF1 bypass to suggest it will mitigate the extra traffic the NDO plan causes! Although the Parish Council won’t make the NDO plan conditional on HIF1 going ahead. It is a confused response to what residents want.

- **Q10 - Would you support housing development that would increase the size of the population for any of the following reasons?** – although 77% did support housing to improve the long-term viability of amenities, you will see lower down this is heavily caveated with what residents want the housing to look like. However, of note is that fact that 61% wanted housing for sheltered accommodation for elderly residents, 50% for our children to live in the parish and 48% for residents to downsize – none of which is in the NDO proposals as all these houses (bar affordable houses) will go on the open market. The S106 being offered or the draft planning conditions does not offer affordable homes to local people. It is hard to see how this contributes to meeting the VSC test.
- **Q11 Do you think there is a need for new housing within the parish boundary? if so, please indicate the number of houses you think we need by each type** – this was combined with Q12 by the NDO Steering group see below the *Housing Number and Types* analysis for more information. However, to stick on this question and to offer what I consider a truer reflection of the desire of the community and to strongly contradict the NDO:
 - The clear majority wanted no new 5+ bedroom houses (79%)
 - 31% wanted no 3-4 bedroom houses and 23% wanted between one and five 3-4 bedroom houses.
 - 33% wanted no 1-2 bedroom houses and 21% wanted one to five 1-2 bedroom houses.
 - Added to those facts is the % of people that did not answer Q11 (the No Responses Included/Excluded, noted above), note that there are three rows, one row to answer for 1-2 bedroom houses, one row for 3-4 bedroom houses and one row for 5+ houses. The % of residents out of the 244 that took the survey that did not put an answer to these rows, I hope you would agree, is statistically significant:
 - No answer to 1-2 bed houses: 15%
 - No answer to 3-4 bed houses: 20%
 - No answer to 5 bed houses: 32%
 - Looking at this question it is clear the picture is mixed but concerning large houses the community are strongly against, there is significant opposition to no building of smaller housing but those that gave an answer, the majority is in favour of between NONE and 1-5 and as a lot of residents are in favour of NONE then it would not be a stretch to assume that residents are on the lower end of the 1-5 houses scale. I do concede there is an anomaly in the 3-4 bed houses data, which is strange but taken overall my argument stands. Particularly so when combined with the No Responses % scaling upwards in number in line with the bigger housing, obviously we don't know the intention of the residents that did not respond but I would suggest it is a strong possibility that people's tolerance for housing was increasingly put off by the bigger housing and so just did not respond when it became uncomfortable for them.
- Q12 – A key question about where should the houses be built and the responses do not support the NDO at all and so these wishes have been ignored by the Parish Council.
 - 55% said on sites where existing buildings can be demolished
 - 52% said on smaller sites (1-5 houses) on unused land
 - 32% said in ones and twos within the boundaries of existing properties
 - 23% said land adjoining the parish as a rural exception site to go to residents with a strong local connection.
 - 16% said nowhere, we do not need them (housing)

- Looking at this as a whole it would seem most people were happy with an element of infill and there has been talk for years of the allotments having a small amount of housing.

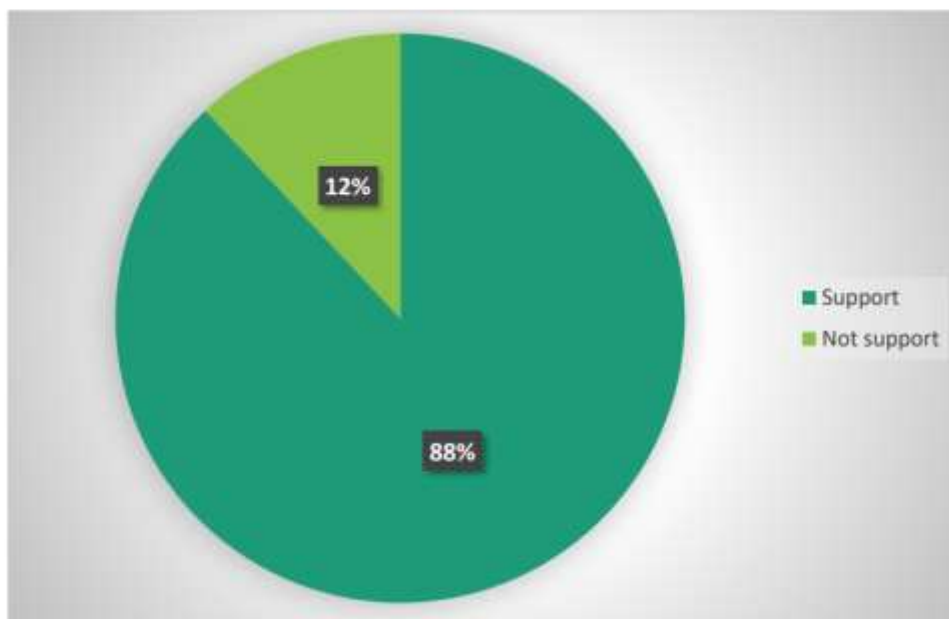
The 2018 drop in consultation

This meeting was poorly attended, I wasn't aware of it and so did not attend but those that I have spoken to said it was chaotic, a lot of post it notes and as far as they remember no outcome was established. In fact if you read the [analysis of the meeting by the Parish Council steering group](#) (not sure it is was the NP or NDO Steering Group) it has clearly taken a subjective one-persons-view approach to capturing people's views it seems more a reflection on their view on how the meeting went, with all the unconscious bias that sort of reflection inspires.

The 2018 questionnaire

This was created and managed by the Parish Council. Unfortunately with regards to housing it doesn't tell us anything as it doesn't publish the question asked - it just states:

Review of housing needs



This is useless as what is housing needs is not defined.

2020 Consultation and onwards

Preparing the ground of the 2020 consultation with a selective and biased appraisal of past consultations plus the not insignificant COVID situation at the time, in which we were in lockdown so could not easily consult with one another, we really only had sight of what the Parish Council provided which was, amongst other things:

Housing Numbers and Types

From the 2015 survey the NDO Steering Group created a document called Housing Numbers and Types, which is what was used to justify building 27 houses (later reduced to 17). See <https://cliftonhampden.org.uk/wp-content/uploads/2021/07/Paper-Housing-Numbers-and-Types-Updated-14-June-2021.pdf>. One only has to look at the first paragraph – where it has combined two separate answers from two separate questions (Q11 and Q12) to fit their argument and eradicate answers that did not fit their purpose. They effectively said the residents have asked for between 1 (because they excluded NONE) and 31+ houses, which is clearly nonsense. This highly biased approach does not stand up to scrutiny. For the 2018 drop in consultation, it is stated there was strong support for 25-30 houses but this is not supported by the evidence or their [own notes](#) on the consultation where for housing they state “Strong support 90%+ for principle of more housing, virtually unanimous that should be split between smaller sites. Some concerns and reservations about where housing would be.” – some housing is not necessarily 25-30 houses, which they state in the Housing Numbers and Types document but they do say it should be split between smaller sites, which they have not done. I repeatedly asked the Parish Council at parish council meeting to restate their analysis on this point, which they refused to do.

Promotional 2020 video

See <https://www.youtube.com/watch?v=3bj2XMaOGjw> a professionally created promotional video that was on the Parish Council website, although I cannot find it now so referencing it on YouTube, it was released to the community in November 2020 at the “big reveal” of the NDO during lockdown. It has factual errors, that could convince people who are not that concerned or have just moved into the village that this is the community wish. For example at 38 seconds into the video the trustee of the trust that owns the land proposed for the NDO stated “..which owns the fields **that the village has chosen** to make this development..”, this is not true, the village were not involved in the site selection process. I repeatedly asked the Parish Council at parish council meetings to remove this segment as it wasn't true, which they refused to do.

Other

All the above information that supports the NDO is then wrapped up in a plan and given to the residents as “this is what you asked for and this is what you are going to get”, supported by nicely water coloured drawings of the proposed buildings - a lot of people will not argue with that if they think this is what the majority asked for. Particularly older residents who trust what certain members of the Steering Group say but also people who have moved into the village. If people new to the parish are told this is the wish of the residents then who are they to argue? Note there have been **109 houses put on the market since 2013 in the parish** so there are a lot of new residents. Obviously the fact the parish has a healthy turnover of housing doesn't support one of the proposed NDO reasons for being – bringing in new blood.

This coupled with a successful campaign of door knocking by some members of the NDO Steering Group to convince residents this is a worthwhile plan by stating unsubstantiated threats to the village should the plan not go ahead (such as the landowner selling the plots to the highest bidder, uncontrolled high density development in the conservation area, the surgery will close, we will lose the Village Hall car park, allotments, right to use the Barley Mow car park etc) and an effort to discredit those that oppose the plan.

Importantly there has always been a lack of any discussion on options, the plan was pre-packaged both in site selection and what went into the plan.

Conclusion of 2020 consultation

The period since November 2020 up to the present day has been a terrible period for the community, in a horrible lockdown, a plan that shocked many, particularly those affected as they had no idea but others not affected including Burcot. The NDO was so different to what was being talked about in 2019 and due to poor leadership resulted a very divided parish.

Yes, the 2020 consultation has majority support of 59% but there is a significant number of residents that were against (33%), with an additional 8% neutral, which is not comfortable enough to vote yes. This survey was conducted by the builder on behalf of the steering group, the results prepared by the Steering Group and the Steering Group would not provide the raw data to confirm the results due to data protection concerns, even though it would have been a trivial exercise to anonymise the results. In addition the questionnaire was poorly set out, with the single quantitative question (something like "Do you support the NDO?"), which they used to provide the % statistics above, at the beginning of the questionnaire rather than at the end. I believe best practice, to engage properly, would be to let the resident answer all the qualitative questions and thus build a picture of what the NDO is about and then at the end ask the quantitative answer to get their final opinion.

When taken with what happened prior to 2020 and the manipulation of the residents previous wishes as considered above, I think the 2020 consultation cannot be considered to have overwhelming community support as stated in the NDO Basic Conditions Statement.

END

Response 73

Respondent Details

[REDACTED]
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Q1. Are you completing this form as an:
Individual

Your comments

<p>Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood Development Order below. When commenting, you should bear in mind that the examiner will mainly assess the order against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>Unfortunately, I cannot support the Neighbourhood Plan in its current form. The unintended consequences of this plan could lead to intolerable traffic and parking congestion in the village centre. demonstrates how even subtle changes to the village can have significant consequences in a village that is already under considerable traffic and parking pressure. The enlargement of the surgery, mainly to service those outside the village, will in my view only make matters worse, especially as its seems only minimal additional parking has been allocated to the new surgery. Any further development to the school presents the same problem of increasing pressure on parking in the village. There is no guarantee over the proposed bypass and therefore traffic could continue to flow through the village centre and will now be servicing an increased surgery and increased numbers of residents in the village. I would want to see far more consideration and concrete plans regarding parking that not only neutralises additional development but actually improves the quality of life for residents in the village centre, including schemes that focus on residents, such as resident parking at the wharf, as I fear that it's quite possible that we will reach the point where a number of residents who live on the high street will not be able to park their cars anywhere in the village. On a technical point I would like to understand how it meets national planning basic conditions and very special circumstances and therefore please ask for a public meeting so that we may explore the issues with more parishioners before the issue is decided by a referendum.</p>

Public examination

Q6. Most neighbourhood development orders are examined without the need for a public hearing. If you think the order requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Burcot and Clifton Hampden Neighbourhood Development Order:

Yes, I request a public examination

Public examination

Q7. Please state your specific reasons for requesting a public hearing below:

stated in previous response

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

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Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the order?

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Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

██████████

Response 74

Respondent Details

[REDACTED]

[REDACTED] [REDACTED]
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Your comments

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It is clear to me that none of the Basic Conditions are met by the NDO. Firstly, the NDO is not in any way a sustainable development. None of the houses have any green features, moreover, the developers chosen by the Steering Group have no experience in building eco-friendly. This further demonstrates a lack of effort to even try and fulfil this basic condition of achieving sustainable development in the village. In addition, the houses do not fulfil the desire for 'affordable' housing, despite the Parish Council's claims - the houses on Plot B are 'luxury' homes with several bedrooms. This is very disappointing. Also disappointing is the disruption of village character that the NDO proposes given the discordant architecture of the new housing. However, it is the lack of concern for preserving conservation areas in the village which is most upsetting to me. Both plots A and B are greenbelt land and as such any building should be prohibited. Furthermore, there are brownfield sites in the village which are available for development and so the destruction of precious green belt is unnecessary. In this way the NDO clearly violates all of the basic conditions.

Q4. If appropriate, you can set out what change(s) you consider necessary to make the order able to proceed below. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

Given the reasons already listed, it is clear that the NDO is so entirely flawed that these plans cannot go ahead.

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Yes, I request a public examination

Public examination

Q7. Please state your specific reasons for requesting a public hearing below:

A public hearing is necessary in order to promote transparency and accountability among the Parish Council and the Steering Committee. Bar one meagre and unwilling consultation, the involvement in the creation and development of the NDO had been restricted to an exclusive and discriminatory Steering Group. In this way, I feel unrepresented and excluded from the project despite claims from the Parish Council that this issue a 'community led' project.

Therefore it is clear that as a community we need the opportunity to understand and debate the clear issues surrounding the NDO in a public setting and to finally be listened to.

Your details and future contact preferences

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[REDACTED]

Response 75

Respondent Details

[REDACTED]

[REDACTED] [REDACTED]
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[REDACTED]
[REDACTED] [REDACTED]

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I am strongly opposed to the NDO as it fails against the Basic Conditions and it doesn't demonstrate Very Special Circumstances that is needed to overcome those failures against the Basic Conditions.

In light of the concerns around community engagement and other issues detailed below I would like the Inspector to hold a public hearing to ensure he hears the real concerns about the NDO, something which has not been given to the community thus far. In addition this NDO proposal is unique, nothing like it has come to planning before anywhere in the UK, on this measure alone it needs a public hearing.

Document explaining my position is attached, this has been a joint effort with my husband

Q3. You can upload supporting evidence here.

- File: Lisa Savage - Neighbourhood Development Order.pdf [REDACTED]

Q4. If appropriate, you can set out what change(s) you consider necessary to make the order able to proceed below. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

The changes I would like to make are big - either the NDO is abandoned or it is a much smaller proposition that tries to retain the existing surgery or if it is new and twice as big then is put somewhere on the outskirts of the village or we use the new surgeries that will be built in new Culham

Q4. If appropriate, you can set out what change(s) you consider necessary to make the order able to proceed below. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

/ new Berinsfield. We do not need new housing, the housing is on the open market so isn't benefitting the village anyway.

Public examination

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Yes, I request a public examination

Public examination

Q7. Please state your specific reasons for requesting a public hearing below:

In light of the concerns around community engagement and other issues detailed below I would like the Inspector to hold a public hearing to ensure he hears the real concerns about the NDO, something which has not been given to the community thus far. In addition this NDO proposal is unique, nothing like it has come to planning before anywhere in the UK, on this measure alone it needs a public hearing.

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Title	Ms
Name	Lisa
Job title (if relevant)	Juffkins
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Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

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Neighbourhood Development Order

Lisa Savage

I am strongly opposed to the NDO as it fails against the Basic Conditions and it doesn't demonstrate Very Special Circumstances that is needed to overcome those failures against the Basic Conditions.

In light of the concerns around community engagement and other issues detailed below I would like the Inspector to hold a **public hearing** to ensure he hears the real concerns about the NDO, something which has not been given to the community thus far. In addition this NDO proposal is unique, nothing like it has come to planning before anywhere in the UK, on this measure alone it needs a public hearing.

My objections to the Neighbourhood Development Order

I hope that I have put in my comments in the correct area – however I am not a planning expert and it is challenging to know which “boxes” my comments should go.

Failure to meet Basic Conditions

The NDO fails to meet the Basic Conditions set out in the Town and Country Planning Act 1900 as follows:

Failure against Basic Condition A as the NDO contravenes National Policies and Advice

Because:

- Definitional Harm – by reason of the inappropriateness of the development on Greenbelt
- The harm to the openness of the Greenbelt – which is both spatial and visual. The NDO promotor reports seem to focus on the visual element only.
- Harm arising from conflict with the purposes of including land within the Greenbelt
- The weight to be given to those harms is dictated by national policy: NPPF para. 148. This provides that “substantial” weight must be given to these harms to the Green Belt, in recognition of the “great importance” that the Government attaches to the Green Belt.
- In addition, the examiner and SODC must also consider “any other harms”. In the present case, there will be harm to the character and appearance of the area which will need to be considered.
- Neighbourhood Development Orders are very rarely made (in comparison with Neighbourhood Plans and grants of planning permission under the 1990 Act). To the Friends Counsel's opinion, there has not been a Neighbourhood Development Order made for inappropriate development in the Green Belt following consideration of the VSC test. In addition, the NDO is a matter of significant controversy in the village, and it is essential for the evidence underpinning the NDO (which covers a wide range of planning issues) to be fully scrutinised and tested.

Failure against Basic Condition C as the NDO does not preserve or enhance the character of the Clifton Hampden Conservation Area

Because:

- It is accepted in the Basic Conditions Statement (page 17) that there will be harm to the Clifton Hampden Conservation Area. This is “other harm” to be factored into the VSC balance. Case law confirms that once some harm to a conservation area is identified, the decision-maker is obliged to give that harm “considerable importance and weight” in the planning balance: R (Forge Field Society) v Sevenoaks District Council [2014] EWHC 1895 (Admin), at [55]. Further, “a finding of harm to [...] a conservation area gives rise to a strong presumption against planning permission being granted”: [49]. As well as being relevant as a part of the VSC balance, this is a matter which also goes to basic condition (c) in para. 8(2) of Schedule 4B to the 1990 Act.
- The development is not in keeping with the existing look of the Conservation Area
- The development of the Paddock field, which has never been developed will change the appearance from a wonderful paddock field to a set of large faux farmhouses. That doesn't serve local need but exists entirely to provide profits for the builder and landowner.

Failure against Basic Condition D as the NDO is not achieving sustainable development

Because:

- Loss of agricultural land (see new draft revisions to the NPPF published in Dec 22 – the amendment to the footnote to paragraph 178 appears to be adding weight to self sufficiency by proposing new text that states “The availability of agricultural land used for food production should be considered, alongside the other policies in this Framework, when deciding what sites are most appropriate for development.”
- With the new surgery, twice as big as the current surgery so could take twice as many patients, patients from outside the parish, which is an environmental issue as these people will come in by car in the main and will come into the centre of our village causing pollution and further cause parking and general traffic issues as the entrance is very close to the main traffic lights.
- Despite the traffic report stating there will be no overlap between the school and the surgery parking / traffic they only stated the morning school drop off not the school pick up and even with the school drop off, it is simply not the case there is no drop overlap with the surgery – I would invite you to visit the area at 8:45 to 9:00 to see for yourself.

Failure against Basic Condition E because it conflicts in so many areas with the general conformity with strategic policies

Because:

- The housing is also being provided in the Green Belt in a “smaller village”, which is contrary to the settlement hierarchy and spatial strategy of the Local Plan to focus development in larger settlements and strategic allocations.
- Policy H1 – In the Parish Council's Basic Conditions statement on Page 21 states that it accords with Policy H1(3)(v)-(vi) but this is disputed by the Friends' Counsel Opinion where it states “correctly interpreted, the proposed NDO cannot accord with this policy H1(3)(vi)

- Policy H8 – Housing in Smaller Villages – Clifton Hampden is a “Smaller Village”. The Parish Council Basic Conditions statement says “the NDO is compliant with the spirit of H8”. The Friends Counsel states that the proposed NDO is either compliant or it is not. As the proposed NDO is not a Neighbourhood Plan it cannot gain any support from H8. In any case as H8 says nothing about Greenbelt and so even if it were compliant with this policy it would still be required for the proposed NDO to pass the VSC test.
- H9 – Affordable Housing – The NDO will not secure the 40% provision required by this policy and relies on viability reasons. One of the benefits (and one of the strong wishes in the 2015 questionnaire) stated by the Parish Council that the housing is to allow children of residents of the parish to setup home to the village. The proposed NDO needs very close examination and to be robustly tested by the Inspector and by SODC as to whether this can accord with the policy notwithstanding the shortfall.
- H16 – concerning “backland and infill development and redevelopment”. This is not satisfied by the NDO. In addition if the Parish Council wishes to prepare a NDP then the council will support this as long as it is commensurate to the scale and character of their village – expected to be 5-10% increase from the 2011 census. In fact looking at the SODC planning website there has been an increase of housing of 5.8% since the 2011 Census that complied with this policy and we still have 12 years left of the Local Plan so in line with previous planning permissions granted we would exceed 10% just by infill. Therefore this NDO would contribute to grossly exceeding the 5-10% expectation – I estimate it will mean a 20% increase in housing stock in Clifton Hampden and the parish in general.
- It also provides that plans allocating sites on greenfield sites, such as the proposed NDO, should consider how development can meet the bespoke needs of the village. None of which is in the NDO proposals as all these houses (bar affordable houses) will go on the open market. The S106 being presented offers affordable homes to the district NOT locally. It is hard to see how this contributes to meeting the VSC test.
- STRAT1 – This policy sets out the overall strategy of the SODC Local Plan. It is necessary to recognise the general application of policy STRAT1(1)(viii). It does not distinguish between Green Belt and non-Green Belt land. That distinction is provided at (ix), which provides that the policy is “protecting and enhancing the countryside and particularly those areas within the two AONBs and Oxford Green Belt by ensuring that outside of the towns and villages any change relates to very specific needs such as those of the agricultural industry or enhancement of the environment”. Given that the Sites are currently outside of the settlement boundary of Clifton Hampden, they are technically in the countryside and “outside of” the village for the purposes of this policy. The NDO does not secure “very specific needs such as those of the agricultural industry or enhancement of the environment”.
- STRAT6 – It is a material consideration when assessing the proposed NDO that the Local Plan has only just considered Greenbelt boundaries and altered them for strategic allocations. Is it premature for a Parish Council, who doesn’t have to have a NP or an NDO, to be allocating Greenbelt land for spurious VSC?
- It should be noted that the policy reiterates the VSC test and that detailed amendments to the Greenbelt by Wheatley NDP must be in compliance with the requirements of the NPPF and the need identified by the Local Plan. This policy says nothing about NDOs.
- STRAT9 and STRAT10i – the NDO is in conflict with these because it seeks to destroy greenbelt land for houses (that the parish doesn’t need as we have already met our 5-10%

growth by infill) and a larger surgery to serve the catchment (which is already being built on strategically allocated Greenbelt land)

Failure to prove Very Special Circumstances

As outlined above, there are significant issues with the NDO and its compliance with Basic Conditions. Held up to the light the NDO promoters also fail to demonstrate that Very Special Circumstances exist for this NDO.

In the Friends' Counsels Opinion the central question to determining whether the NDO complies with the basic conditions (a), (d) and (e) of para. 8(2) of Schedule 4B to the 1990 Act is whether there are "very special circumstances" to justify the proposed development. If there are not, it is very difficult to see how the examiner could find the NDO to be "appropriate" having regard to national policy, in particular para. 147-148), or contribute to "sustainable development", or be in "general conformity" with the Local Plan (which simply reiterates the VSC test in national policy).

Contrary to the Parish Council's Opinion the VSC determination is not for him or the Friends' Council to give a legal opinion on. The Inspector and SODC need to proceed on the basis of a correct interpretation of the relevant policies. It is also important for all material considerations to be taken into account in assessing harms and the other considerations said to "clearly outweigh" those harms.

Listed below are the areas where the proposed NDO fails the VSC test.

General reliance on the Parish Council's Opinion

- The Parish Council's Opinion is one of the pillars of the Parish Council's argument that the VSC are met and it relies on its Counsel's opinion in its submitted NDO (see para. 8.2) – stating "Counsel's Opinion finds that the Very Special Circumstances test is met". However that decision is a matter of planning judgement not one of law. For example the Parish Council's Opinion Para. 9 and Para. 61 seem to be planning judgement, not law.

Site Selection and exploration of alternatives

- Site Selection was done behind closed doors without community involvement, it did not look at alternative sites beyond the 9 sites. It did not think to engage with multiple landowners to drive the best deal for the community. This is against Locality Guidance for Neighbourhood Plans
- There has been no exploration of alternatives of the NDO, such as could the current surgery be used, could we use the surgery at STRAT9/10i or elsewhere in the catchment area or a converted building or "do nothing". This lack of exploration occurred within the NDO Promoters but also demonstrably never happened at all with the community.
- As further evidence, following the 2019 workshop with SODC officers, the NDO Steering Group assumed a role in deciding what should be presented to the public rather than seeking the public's views on the nine options and any other options that were considered (see above) whilst presenting the supporting technical evidence. Section 4.1 of the NDO states: "the Parish Council, with involvement of the Local planning Authority, conducted a site selection process, the outcome of which was that, given the Parish's status as washed over Green Belt, only two sites had the potential for development of the scale envisaged. As a result, the Parish Council initiated the process of bringing forward an NDO, the

responsibility for its execution being placed with a Neighbourhood Development Order Steering Group” This does raise serious concerns over the site selection process and consideration of alternatives.

Community Support

- The Section 21 consultation in 2022 was overwhelmingly negative response to the NDO – somewhere in the region of 90% signalled their rejection of the NDO.
- Community wishes that new blood to come into the village – there is a vibrant market of house sales in Clifton Hampden and Burcot. Since 2013 there have been 46 dwellings put on the market in Clifton Hampden and 63 in Burcot according to the nethouseprices.co.uk website. For a parish of 240 houses (2011 census) this is a healthy influx of new blood. Therefore the premise that the proposed NDO is providing a need by providing housing for people to come into the village is incorrect.
- The section 21 consultation was announced by the Parish Council and we were encouraged to submit our views, of which about 40 people did. At the Parish Council meeting the Chair of the NDO Steering Group announced that most of what was submitted was invalid as Section 21 only looks at compliance with Basic Conditions and VSC. This was not explained in their brief or the posters put around the village. This may not have been done on purpose, but it certainly had a depressing effect on the people that bothered to provide their feedback as almost all of it was ignored by the Steering Group Chairman. It was not designed to help and inform.

Surgery

- There is an existing surgery in the village which the new proposed one will replace (and improve). This is a relevant consideration in determining the extent of the benefit and the weight to be attached. No formal report has ever been commissioned by the NDO promoters to understand what would need to be done to bring the current surgery up to scratch rather than building a new surgery.
- The S106 offered does not guarantee that the surgery will be built – this could leave the community in the position of destruction of the Greenbelt and Conservation Area without actually receiving the benefit.
- In fact there is no Letter of Intent or any binding commitment from the single surgery partner, who I believe is ■ and only been with the surgery a relatively short amount of time. This again is a huge risk that has not been properly covered by the NDO promoters.
- If a NDO scheme is entirely predicated on the GPs moving and either they end up not wanting to, or the PCN cannot support another GP practice to move there, then the community would be left with an empty building. This risk is highlighted in the Parish Council Steering Group Committee [minutes](#) stating:

j. Surgery. GB confirmed that the practice has issued a 'wet copy signature' letter confirming their ongoing commitment to the scheme. This will be added to the statement of evidence. GB also explained the SODC position that the submission needed to address how the community benefit from the surgery building would be retained if the practice close at some point in the future. The SG agreed that, given the dependency on the community for planning permission for the new building, an appropriate solution would be:

- i) that the freehold of the land for the surgery and car park should be owned by the CLT, thereby generating income from ground rent, and say in the future of the building should a change of use be required. .
- ii) that the S106 agreement should include provision for the CLT to be given first option to buy the building should it come up for sale
- iii) that the surgery be registered as an Asset of Community Value

- The proposed surgery has no weight as a VSC without a contractual arrangement being in place for all parties (Surgery/NCP etc) prior to the examination taking place, that confirms the relocation will occur.
- There is insufficient evidence in the submitted documents that demonstrate healthcare provision will "significantly improve" locally as a result of the NDO. It will certainly grow but so will large areas in its catchment so it may only keep up with increased demand. This is not VSC as presented.
- STRAT9 and STRAT10i provide for local surgeries in those developments and the land they will be built on has been taken off Greenbelt via the Local Plan strategy. This surgery is on Greenbelt land that has not been taken off Greenbelt strategically and thus cannot be considered a VSC when land has already been allocated for the increase in catchment population elsewhere.

Housing

- The SODC can currently demonstrate a 5 year housing land supply – the district has a land supply of 5.58 years. There is a sufficient land to meet the needs of the district as a whole. So the VSC do not exist for housing needs within the District.
 - It is important that the bigger picture is not lost as typically in appeal decisions granting planning permission for housing in Greenbelt, land supply shortfall is generally central to the VSC argument. This is not disputed by the promoters of the NDO. Therefore the NDO promoters cannot argue this is a VSC.
- The housing mix proposed is not in line with what is proposed in the NDO promoters own housing need assessment report. It therefore cannot be argued to be providing housing that amounts to a VSC.
- The 14-02-22 pre-app letter indicates (p.6) that for housing to amount to a VSC it might for example need to address a significant need, or use a legal agreement so the houses would be occupied by locals etc. The S106 that has been offered does not provide that the affordable units can be only occupied by local people, they will be available district wide. The draft planning conditions also do not provide for the affordable dwellings to be nominated to local people. Therefore the affordable and market units are nothing more than a developer-designed scheme that maximises profitability.
- Ultimately most housing schemes do not amount to VSC (see the myriad of appeal decisions).

Overall balance

Whether the all the considerations are sufficient to “clearly outweigh the harms” is a planning judgement. But it is important for that judgment to be exercised (1) on a proper understanding of those harms and benefits, and the weight to be afforded to them, and (2) by correctly appreciating the “stringent” VSC test.

If it is found that the VSC test is not met, it is the Friends Counsel’s opinion, the examiner would be bound to recommend that the basic conditions are not met by the NDO, and that the NDO should be refused which I strongly believe to be the case.

Response 76

Respondent Details

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<p>Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood Development Order below. When commenting, you should bear in mind that the examiner will mainly assess the order against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
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<p>I wish to register my objection to the Burcot and Clifton Hampden Development Order. I write as a resident of Burcot for nearly fifty years. Initially, as I live at the far end of the parish from the proposed development I, felt that the NDO was an issue for those living in Clifton Hampden. However, as the months have passed and I have discovered more about the scheme, the more dubious I think it is and the more I dislike it. The NDO shouldn't have arisen in the first place. Initially it arose from a desire expressed at village meetings for the Neighbourhood Plan that parishioners wished for a few (i.e. half a dozen maximum) low cost houses so that young people could stay in the village. The NDO does not address that desire. Instead, it was taken as an excuse for a much more ambitious plan motivated, I feel, by greed and vested interests. Yes, there is a need for a new burial ground and allotments with a functioning water supply, but a new doctor's surgery? There are several unanswered questions over that, and a lack of information about its viability, especially about the proposed housing development at Culham including a surgery.</p> <p>Clifton Hampden is a unique, rural and historic village, which is why it has been designated a conservation village, and it should remain as such. These proposals, if they were to proceed, will change the village for ever. With the ever increasing urban sprawl across South Oxfordshire and incursions into the Green Belt and in particular the new housing at Culham, Berinsfield and increasing enterprises on the Culham science site it is vital that Clifton Hampden stands as a beacon of a small unspoiled village. Travelling from Abingdon and approaching the village from the filling station and the forge the scene is set by hedgerows and openness - on the north side by the allotment land and on the south by small pastures. Instead, if the development goes ahead, on the north side the first thing visible will not be a hedgerow but a large doctor's surgery. On the south side instead of small, beautiful, undulating paddocks with grazing livestock there will be four large houses. This parish is awash with expensive houses - we don't need more. This part of the NDO distresses me most. The proposers of the scheme are using a mixture of coercion and bribery of villagers to support a flawed plan which is divisive and will destroy more than it benefits the village. This is precious Green Belt land, in which sits a Conservation Village. It should be conserved.</p>
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Public examination

Q6. Most neighbourhood development orders are examined without the need for a public hearing. If you think the order requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Burcot and Clifton Hampden Neighbourhood Development Order:

Yes, I request a public examination

Public examination

Q7. Please state your specific reasons for requesting a public hearing below:

The issues are complex and controversial. Hitherto there has been a lack of information, particularly concerning the new surgery.

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

Title	Mrs
Name	Susan Wheatcroft
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Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the order?

██████████████████████████████

Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

██████████

Response 77

Respondent Details

[REDACTED]

[REDACTED] [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] [REDACTED]

Q1. Are you completing this form as an:

Individual

Your comments

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood Development Order below. When commenting, you should bear in mind that the examiner will mainly assess the order against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

I am against the NDO. It is a house building exercise that offers nothing that we don't already have. That alone should fail the Very Special Circumstances test.

I would like a public hearing to enable the examiner to hear the oral arguments so he can make a decision based on all the evidence.

Public examination

Q6. Most neighbourhood development orders are examined without the need for a public hearing. If you think the order requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Burcot and Clifton Hampden Neighbourhood Development Order:

Yes, I request a public examination

Public examination

Q7. Please state your specific reasons for requesting a public hearing below:

I stated my reasons in the previous window.

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

Title	Mr
Name	Freddie Juffkins
[REDACTED]	
[REDACTED]	
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	[REDACTED]

Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

[REDACTED]
[REDACTED]

Response 78

Respondent Details

[REDACTED]

[REDACTED] [REDACTED]
[REDACTED] [REDACTED]
[REDACTED]
[REDACTED] [REDACTED]

Q1. Are you completing this form as an:

Individual

Your comments

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On a number of levels, the NDO is in violation of the basic conditions. This can be separated into issues with build proposals and issues of sustainability. Firstly, however, I would like to note that the very premise of this project 'as enabled by 'very special circumstances' is completely ungrounded. I have detailed this below, in addition to addressing the basic conditions.

BUILD PROPOSALS:

There are many and varied village concerns with the build proposals:

Site Selection: this process excluded the village community and curiously would only consider sites for development from one landowner. Others who would / could have been part of the process were excluded.

Build Quality and Approach: The developer has no prior experience in ecologically sound builds and the new housing planning proposals show a lack of renewable energy features which must certainly require review in this current state of energy crises and climate change. Any new build proposals should by default be required to demonstrate a net zero carbon footprint the proposals provided by the NDO Steering Committee have failed to demonstrate this. This therefore breaches the basic condition of sustainable development.

Property Proposals: The proposals for large 'luxury' farmhouse properties on Site B does not tally with Steering Committee claims which suggest that the drivers for the NDO project is to provide 'social/affordable housing solutions' and properties for older members of the local community to downsize into. Looking to sell at above the £1m price point it is hard to understand how these large properties could target young local families or older villagers wishing to downsize. Site A properties are smaller and more utilitarian in size and appearance. However, advertised price points do not indicate that these are ear marked to satisfy any social housing requirements. The percentage of affordable homes in the NDO is less than the 40% recommended under the relevant policy. This presumably in violation of 'the strategic policies' referred to in the basic conditions. We have been told by the NDO Steering Committee that this is due to 'viability issues' and that the developer / landowner needs to make enough profit for this project to be viable. The fact is that this scheme is not delivering enough affordable housing nor is there a demonstrable need for housing within this village. The proposed

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development therefore cannot be argued to be providing housing in a way that amounts to a VSC.

Site Access Safety: Access to and from Site B from the A415 has been refused planning permission as the access is at a very dangerous point on the main road. Proposals to locate a cemetery at such a dangerous entry point are confusing as it one would surely expect this to be a place for visitors/relatives to visit.

GREEN BELT / Conservation Area:

It is clear that the NDO has thus far had no regard for the 'national policies' referenced in the first point of the basic conditions. The NDO directly contradicts ENV 6, ENV 7 and ENV 8 Government Policy of conserving and enhancing the historic environment as it seeks to build on a Conservation Area. The NDO directly contradicts Government policy (DES 8) which seeks to promote sustainable design in withdrawing good agricultural land from production. STRAT 6 of the National Planning Policy Framework (NPPF) dictates that new buildings encroaching onto the GreenBelt should not be allowed except in 'Very Special Circumstances' – the existence of which is spurious.

The NDO also fails to meet the 'strategic policies' constituting a basic condition. There have been 14 new dwellings in the parish since the 2011 Census which recorded 240 dwellings in the parish. This constitutes a net increase of 5.8% rendering the argument from the NDO Steering Committee that we are being pressurised to provide more housing stock in the village as false. We have satisfied requirements and have complied with H8.

VERY SPECIAL CIRCUMSTANCES:

The NDO claims that there will be various provisions to the village which will satisfy the required VSC conditions for this project to succeed. None of these 'provisions' have been through sufficient due process or diligence to have any concrete foundation to be able to support the NDO development proposals at this point: it is possible to render all claims to VCS redundant.

Housing meeting the parish's needs (VSC1):

It is clear that the new builds proposed are not intended to be affordable housing: ironically, the proposed houses are in fact not concordant with the applicant's own housing need assessment. This therefore negates the needs of the parish as constituting VSC.

New doctors' surgery:

With a large surgery build already proposed at Culham to include many of consultation rooms and therapeutic facilities it is hard to understand why anyone could argue the need for a dramatic expansion in capacity to our local Clifton Hampden surgery. Currently Clifton Hampden has approx 662 residents. The current patient numbers at CH surgery is approx 3500, which is destined to dwindle with new surgeries being built locally. This undermines any demand for a bigger surgery. It is also important to note that there is no binding commitment from the GPs and therefore the future of the new surgery would be uncertain.

These issues with the NDO ultimately demonstrate how flawed the entire project is. As much as it fails to meet the 'basic conditions', there are more fundamental issues with the very foundations of the project in the form of the alleged VSCs which have clearly been fabricated. To an onlooker, it actually suggests that the VSCs are geared towards facilitating a commercial project to benefit the investors, rather than enrich the community.

Public examination

Q6. Most neighbourhood development orders are examined without the need for a public hearing. If you think the order requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Burcot and Clifton Hampden Neighbourhood Development Order:

Yes, I request a public examination

Public examination

Q7. Please state your specific reasons for requesting a public hearing below:

I request a public hearing on the basis of the issues in governance which have been displayed thus far. I outline these below:

GOVERNANCE: A COMMUNITY LED PROJECT?

It has been claimed by the NDO Steering Group members that to be successful, this process must be 'community led'. The approach and process has not been so. I applied to become a member of the Steering Group which, according to its Terms of Reference at the time, was open to the community. There were a succession of responses from the Steering Group declining my application:

- 1: I lived in too big a house and that since the majority of the rest of the group also lived in big houses more representation was required from people in smaller houses,
- 2: I lived on the 'wrong side of the village' more representation was apparently required from the other 'side' of the village
- 3: I needed to be 'protected from gossip'
- 4: That I lived in a property with a contiguous boundary to one of the proposed plots.

I queried this last criterion with the Chair since he himself lives in a property with a contiguous boundary, he then noted that he may have to resign. Finally I was told by the Chair that I could not be a member of this shaping committee since I shared a contiguous boundary and to quote him directly 'if we let you in, we'd have to let in all the others [contiguous owners] and we can't do that, we just can't'.

The Steering Committee in actively excluding all property owners with contiguous boundaries of the opportunity to be a part of the Steering Committee of this project therefore excluded villagers from 28 properties, therefore excluding roughly 25% a conservative estimate of the community.

This is just a small example of the way this NDO project has been conducted very little transparency or collaboration with the community and a propensity to change the rules as they proceed depending on what suits their needs. [Following the decision to exclude members of the community from the Steering Committee the Chair rewrote the Terms of Ref to support this community exclusion]. The Steering Committee have either refused or neglected to release information regarding accounts/finances, process or how decisions have been made.

SITE SELECTION:

There have been many queries over the decision making process regarding which sites would be chosen for development. The final decision was made with no due process in a small meeting between a group of three individuals members of the steering committee many with vested/conflicts of interest. There was no community involvement. Neither was there proper explanation of why Green Belt / Conservation area was chosen over other potential sites which had been offered but were refused for consideration. When questioned, there has never been a sensible response from the Chair of the Steering Group or associated members.

There are / were other sites for consideration this issue should be revisited as a matter of priority. It has never been appropriately resolved. I advise the examiner to review minutes from the site selection Steering Group minutes for details and am happy to provide further information on request.

SELECTION OF BUILDING CONTRACTOR:

There was no due process in the selection of the building partner Thomas Homes. In neighbouring

Q7. Please state your specific reasons for requesting a public hearing below:

villages, a beauty parade of viable developers was conducted by the village but not in this village. The Chair of the Steering Group has been unable to supply any reasonable analytics or evaluations with regard to the selection process as there does not appear to have been one.

This is just to pinpoint a few key issues that have come to light there are presumably many more. The whole process behind the NDO up until this point has clearly been overrun by furtive machinations, which is what makes the whole project so incomprehensible. There has been no oversight or accountability, as these points demonstrate. It is difficult at this stage for the community to be able to reconcile with the project as a whole given that these such events undermine its entire credibility. This is why a public hearing is a necessity: it signals a basic level of respect for everyone in this community.

Your details and future contact preferences

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Name	Siobhan Soni
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Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the order?

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Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

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Response 79

Respondent Details

[REDACTED]

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Individual

Your comments

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Complete lack of democratic transparency on the plan, just we think this is a good idea and you can all approve our (money making) ideas and do not complain.

I am concerned at the increased noise a new surgery will generate. The existing surgery can be adapted. That appears not to have been considered. Why?

I am sick of the noise from cars sat at the traffic lights, motorbikes revving and being a nuisance, plus the inconsiderate car drivers who think it is OK to have disco or Rock concert on a Sunday morning/afternoon or even late at night. Can I have discount on my Community charge???

All this plan does is create traffic, more noise and upheaval so a few can generate income from selling some houses and enrich themselves.

I expect a more democratic process to be adhered to, a Public meeting is the place for these people to come and sell their rich quick scheme.

Public examination

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Yes, I request a public examination

Public examination

Q7. Please state your specific reasons for requesting a public hearing below:

The current process has been run by a few inner circle members within the village and I feel they have tried to cojole and hoodwink people into agreeing to a plan without the proper consultation.

I am not stupid and I deeply resent being treated like I am some idiot serf or child.

Your details and future contact preferences

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Title	Mr
Name	Stephen Eyre
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Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the order?

██████████████████

Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

██████

Response 80

Respondent Details

<p>[REDACTED]</p>
<p>[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]</p>

Q1. Are you completing this form as an:

Organisation

Your comments

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Response received via email. Please see below:

[REDACTED],

Thank you for your message below, together with the link to the web-site, regarding the above topic / location.

I can confirm that, at this present time, I have no comments to make.

Regards,

[REDACTED]

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

Title

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Name	██████████
Job title (if relevant)	Network Connections Planning Engineer
Organisation (if relevant)	Scottish and Southern Electricity Networks
Organisation representing (if relevant)	-
Address line 1	1 Woodstock Road
Address line 2	Yarnton
Address line 3	-
Postal town	Kidlington
Postcode	OX5 1NY
Telephone number	-
Email address	██████████@sse.com

Response 81

Respondent Details

[REDACTED]
[REDACTED] [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] [REDACTED]

Q1. Are you completing this form as an:
Individual

Your comments

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<p>Response received via email. Please see below:</p> <p>Thank you for the opportunity to comment on the Neighbourhood Plan. I support the plan on which the whole village was asked an opinion some years ago.</p> <p>S. Grimwood</p>

Your details and future contact preferences

<p>Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.</p>	
Title	-
Name	Sally Grimwood
[REDACTED]	[REDACTED]

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Response 82

Respondent Details

[REDACTED]
[REDACTED] [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] [REDACTED]

Q1. Are you completing this form as an:
Individual

Your comments

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<p>Response received via email. Please see below:</p> <p>I am just writing to you, as a Clifton Hampden resident [REDACTED], to say that I think the NDO being proposed to build a very limited number of homes in the village, with a result that village amenities continue to be supported, is an excellent initiative Kind Regards Robert Hollin</p>

Your details and future contact preferences

<p>Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.</p>	
Title	-
Name	Rob Hollin
[REDACTED]	
[REDACTED]	

Response 83

Respondent Details

[Redacted]

[Redacted] [Redacted]
[Redacted]
[Redacted]
[Redacted] [Redacted]

Q1. Are you completing this form as an:

Organisation

Your comments

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Response received via email. Please see below:

Dear Planning Policy team,

Thank you for your notification of 21 February 2023 regarding the Burcot and Clifton Hampden Neighbourhood Development Order.

The Coal Authority is only a statutory consultee for coalfield Local Authorities. As South Oxfordshire District Council lies outside the coalfield, the Planning team at the Coal Authority has no specific comments to make.

Kind regards
The Coal Authority Planning Team

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

Title	-
Name	The Coal Authority Planning Team
Job title (if relevant)	-
Organisation (if relevant)	The Coal Authority
Organisation representing (if relevant)	-
Address line 1	200 Lichfield Lane
Address line 2	-
Address line 3	-
Postal town	Mansfield
Postcode	NG18 4RG
Telephone number	-
Email address	██████████@coal.gov.uk

Response 84

Respondent Details

[REDACTED]

[REDACTED] [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] [REDACTED]

Q1. Are you completing this form as an:

Individual

Your comments

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood Development Order below. When commenting, you should bear in mind that the examiner will mainly assess the order against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

Response received via email. Please see below:

Thank you for the opportunity to comment on the Neighbourhood Development Order / Neighbourhood Development Plan. [REDACTED] I support the Development Order/ Neighbourhood Development Plan and have no objections but welcome the opportunity to vote in the referendum.

--

Catherine Harmer

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

Title -

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Name	Catherine Harmer
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Response 85

Respondent Details

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[REDACTED] [REDACTED]
[REDACTED] [REDACTED]
[REDACTED]
[REDACTED] [REDACTED]

Q1. Are you completing this form as an:

Individual

Your comments

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Response received via email. Please see below:

Email 1:

Dear Sir/Madam

I strongly disagree with the NDO/NP and I would like a public hearing. I find the information overwhelming. It fails to meet basic conditions.

Housing:

The Parish Council consider provision of housing to be a VSC because it is providing needed housing BUT the mix doesn't even conform to their own housing needs assessment, the published SODC housing land supply is over 5 years so there isn't a need across the district as a whole. The provision for housing is not satisfying local needs either because the S106 agreement only states that affordable housing will be managed by the SODC so will be available district wide and the other housing will be sold on the open market. In addition the NDO is not complying with the policy that 40% of housing needs to be affordable housing - a clear wish from the 2014 Clifton Hampden questionnaire that over 50% of the parish submitted their comments to.

Regards
Vanessa Hopkins

Email 2:

Dear Sir/Madam

I strongly disagree with the NDO/NP and I would like a public hearing. I find the information

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood Development Order below. When commenting, you should bear in mind that the examiner will mainly assess the order against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

overwhelming. It fails to meet basic conditions.

GREENBELT

The NP is in large part a vehicle to allow the NDO, so that puts our community at risk of further development. In so doing it fails to meet Basic Condition (a) as it does not support the preservation of the Greenbelt and does not protect against further advancement into our precious green spaces.

Regards
Vanessa Hopkins

Public examination

Q6. Most neighbourhood development orders are examined without the need for a public hearing. If you think the order requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Burcot and Clifton Hampden Neighbourhood Development Order:

Yes, I request a public examination

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

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Response 86

Respondent Details

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Q1. Are you completing this form as an:

Individual

Your comments

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood Development Order below. When commenting, you should bear in mind that the examiner will mainly assess the order against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

Response received via email. Please see below and attachments:

Dear Independent Examiner/ SODC,

We attach the following:

1. Comments on the Neighbourhood Plan.
2. Comments on the NDO.
3. Counsel's opinion on the NDO, which was obtained by a group of residents of which we are part.

The

Opinion in part responds to the Opinion submitted in support of the NDO.

Thanks very much for giving these documents your consideration.

We can provide additional documents and information should the Examiner require them on a number of the issues raised.

Kind regards,
Tony and Isabel Nurse-Marsh

Q3. You can upload supporting evidence here.

- File: NDO LETTER pdf TO EXAMINER AP [REDACTED]
- File: NDO VSC Opinion [REDACTED]

Public examination

Q6. Most neighbourhood development orders are examined without the need for a public hearing. If you think the order requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Burcot and Clifton Hampden Neighbourhood Development Order:

Yes, I request a public examination

Public examination

Q7. Please state your specific reasons for requesting a public hearing below:

Please see attachments.

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

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7 April 2023

From:

Tony and Isabel Nurse-Marsh



To:

The Independent Examiner/ SODC

CONSULTATION ON CLIFTON HAMPDEN AND BURCOT NDO PROPOSALS

Thank you for the opportunity to submit comments on the above proposals.

We object to the NDO on the following grounds: the proposals are contrary to the basic conditions set out in para 8(1) Schedule 4B of the the Town and Country Planning Act 1990; and in particular (2)(a) national policies and advice, (b) preserving the setting of listed buildings and features of historical interest, (c) preserving and enhancing the Conservation Area, (d) the order would not contribute to the achievement of sustainable development; (e) the making of the order would not be in general conformity with the strategic policies in the SODC development plan, and possibly (f) not compatible with retained EU obligations.

In support of our position we attach an Opinion of specialist Planning Counsel, Matthew Fraser of Landmark Chambers. We request that the Examiner and SODC take in to account the entirety of this Opinion and we incorporate all points made into these comments for the purposes of the Consultation.

The Opinion was sought by a group of concerned residents, of which we are a part.

The Opinion makes reference to a number of areas of the basic conditions which are contravened, analyses the alleged case for Very Special Circumstances and explains why the Counsel's Opinion relied upon by the NDO proposers should not in certain respects be given any weight. We would add that that Opinion put forward in support of the NDO makes many factual assumptions, which are not accepted and which we assume have been provided in the Instructions to Counsel which have not been disclosed.

For the reasons set out below we request that there be a public and oral hearing.

BASIC CONDITION (a): NATIONAL POLICIES/ ADVICE

GREEN BELT

National Policy 13 : Protecting the Green Belt.

Paragraph 137 of the National Planning Policy Framework provides :

“The Government attaches **great importance** to Green Belts. 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.**”

The proposals put forward by the Parish Council (PC) as Qualifying Body accept that the proposed development will not preserve openness and will not avoid conflict with the Green Belt Purposes as set out in paragraph 138 NPPF.

The two proposed sites are currently beautiful open and green areas and have been so for a very long time, going back through history. To take the Paddocks site as it has been called (also designated site B), we respectfully request that the Examiner inspects the site in person. In the interests of full disclosure, the site backs on to our wooded area at the top of our garden. That wooded area borders much of the southern boundary of the site. There are no buildings in our wooded area. To the east is a small telephone exchange between this site and the site of a field designated site G by the NDO Steering Group (NDOSG). There is one house hidden to some extent by trees etc on the east side. There is a house in grounds next to the site to the west but again this is well shielded and there is a path separating the house from the site. There are houses on the High Street but these are below the height of the site. The gardens of those houses are closer to the site and again there is a path separating the site from those gardens. We have not been on to the site to check since it is privately owned but we believe the houses are not visible from many parts of the site.

The Aecom report seeks to suggest this site is already built up, enclosed and urbanised. We respectfully request that the Examiner inspects for him or herself and forms his or her own conclusion. We believe the Aecom report seeks to justify the choice of this site by over emphasising the extent of the buildings and seeking to suggest a level of urbanisation which does not exist in reality.

By contrast, the Aecom report seeks to suggest the next field – of which the Paddocks site is an extension- and which happens to adjoin the home of the Chairman of the NDOSG - is more open and less urbanised when in fact there are numerous buildings impacting that site.

The Paddocks site is a beautiful, open field, used for decades if not centuries for agricultural purposes and grazing of animals. The site sets the open tone of the village as one enters it on the A415. If the development proposed is implemented, there will be three large houses on the site plus a burial site with 18 car park spaces. When the latter are in use the site will appear to be a large car park, having previously been as above. This is a substantial and egregious breach of the national policy.

Given the acute shortage of parking in the village, which on a daily basis results in illegal parking (eg on the High Street), it seems likely the burial site parking will be used for purposes other than burials and potentially on a regular basis.

Given the level of breach of this national policy we consider it would be difficult to conceive of any Very Special Circumstances (VSC) which would outweigh this breach, but in any event the VSC claimed in the NDO proposals need to be examined very closely to assess whether this matter should proceed. We appreciate that this is a matter of planning judgment, but we refer the Examiner to our Counsel's comments on this, the stringency of the test to be applied and the VSC claimed. Further the NDO Counsel's Opinion cannot be relied on for the reasons given by our Counsel.

Where development on the Green Belt can be supported (which we do not accept is the case here), the development should be well served by public transport and accompanied by plans to improve environmental quality and accessibility of the remaining Green Belt land.

Here the two proposed sites are not well served by public transport. Further, agricultural land use will be lost on both sites which is a harm in itself. There are no compensating biodiversity adjustments in the proposals.

The purposes of the Green Belt policy include (a) to check the unrestricted sprawl of large built up areas; (b) to prevent neighbouring towns merging in to one another; (c) to assist in safeguarding the countryside from encroachment; and (d) to preserve the setting and special character of historic towns. All of these are triggered by the proposed development. There is already widescale proposed development at Culham and the Culham Science Centre (as well as Berinsfield), and developing these two sites will be another move towards merging villages and encroachment; and clearly the special and historical character of the two sites will be lost.

Whilst the NDO Counsel's Opinion says at paragraph 85 that both sites are designed to incorporate generous amounts of open space which will preserve the existing openness, we do not agree. The above analysis of the Paddocks site shows that this site will be transformed and the level of openness hugely reduced by the proposals. The same is true for the Allotments site. To suggest the development will "preserve the existing openness" is simply not accurate or fair in our view. There is, we believe, no benefit in preserving a fraction of the existing openness.

Further, openness has been defined to include spatial openness and absence of urban sprawl and not just visual openness.

CONSERVING AND ENHANCING HISTORIC ENVIRONMENT

National Policy 16.

The two proposed sites are in the Conservation area. Huge damage will be done to the open land and beautiful outlook on both sites if the development proceeds. The agricultural environment will also be lost. The historical, open, green approach to the village from the west will be lost.

Further the Aecom report and the NDO seek to place reliance on the listed houses along the High Street as “urbanising” the Paddocks site. This is, as above, denied. However, the NDO cannot have it both ways and, if the the Aecom report/ NDO are correct, the views of those listed buildings will be detrimentally affected by the development.

Further, on page 153 the NPPF states that where a site is affected by contamination, responsibility for securing a safe environment rests with the developer and/or the landowner. On the Paddocks site some of the houses will be built on Gault formation where special precautions are required during and post construction for new build incorporating anti-heave/ shrink measures. It is not clear to us that this has been addressed satisfactorily.

On the Allotments site high levels of Arsenic have been identified. Again, it is not clear how this will be satisfactorily addressed.

BASIC CONDITION (e): SODC STRATEGIC POLICIES

STRATEGY 1: overall strategy policy

SODC has considered the position of Clifton Hampden and Burcot and has decided that the Parish should be retained as “washed over” Green Belt.

The overall strategy is to focus development in the Science Vale in strategic allocations, and in the towns and larger villages. The proposed development does not fit into this strategy; and is not limited housing which helps secure the provision of services.

The main claim is to the provision of a new surgery. This is addressed below. It is far from clear that the new surgery will in fact take off. In any event it is unnecessary, given the proposed surgeries in the Culham development and at Berinsfield.

Further, the proposed development is outside the current settlement boundary of Clifton Hampden. Strat 1(1)(ix) makes clear that development outside of the village must secure “very specific needs such as those of the agricultural industry or enhancement of the environment”. This is not the case here.

The Green Belt protection is important to prevent Berinsfield, Dorchester, Clifton Hampden and Culham merging. This is also an important area for walks, fishing, swimming etc. The Thames Path, the Green Belt path and other footpaths will be adversely affected by views of the proposed new development.

The Conservation Area protects the historical interest of Clifton Hampden which is a valuable part of the heritage of the village.

STRATEGY 6: GREEN BELT

Please see above comments already made on the Green Belt infringements, which appear to us to be serious and substantial.

At paragraph 3.57 the text states that the Green Belt has been altered to accommodate strategic allocations. No such allocation has been made in Clifton Hampden.

If VSC were to be allowed to justify development, such development should be carefully designed to minimise visual impact; and there should be compensatory improvements to environmental quality and accessibility of the remaining Green Belt land.

On the Allotments site, the mundane design of the surgery and crowded houses will cut across the open views to the village hall and will be very visible from the A415 and elsewhere in the Conservation Area. The removal of hedgerow and replacement by a footpath / cycleway for safety reasons will increase the visibility of these new buildings.

As above, the Paddocks site will substitute a beautiful, historical rural and open scene with a suburban house setting and a large car park for the burial site.

The Green Belt in our area has already been greatly reduced by sanctioned development at the Culham Science Centre. It was promised, we believe, that it would be returned to Green Belt after the JET project ended but this has not occurred. Large new developments and encroachments are now planned for Culham and Berinsfield. This makes it more critical to fulfil the promise and purpose of washed over Green Belt in relation to the two proposed sites.

Please see our Counsel's Opinion at page 7 onwards which addresses policy H1 and the incorrect interpretation of this policy in the NDO's Basic Conditions Statement.

POLICY H8: housing in smaller villages

Our Counsel comments on this policy at page 8 onwards in his Opinion. Point 2 of H8 says; *"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 the village, and this is expected to be around 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)."*

This is to 2035. From the SODC planning website there have been 14 net new dwellings granted since the 2011 census which recorded 240 dwellings in the parish. This is already an increase of 5.8%. Clearly, more will be built in the natural course. There is no need therefore for more housing to comply with H8 and the proposed housing is inconsistent with the approach suggested as reasonable for smaller villages.

Further, since Clifton Hampden is a smaller village within the Green Belt there is no defined requirement to contribute to delivering additional housing beyond windfall and infill which do not apply here.

Any additional housing needs are better met by the planned developments in Berinsfield and Culham. In these larger villages many services can be accessed on foot.

Burcot and Clifton Hampden are very dependent on cars for access to employment, leisure and most shopping. In terms of the village shop/ post office at Clifton Hampden only residents of Clifton Hampden access it on foot. The shop/ post office is inaccessible for disabled people, has very limited parking and is on a hill which affects access for shopping.

Our Counsel also notes that since the NDO is not a Neighbourhood Plan it can gain no support from H8 (page 8, paragraph 31).

STRAT 9: Land adjacent to Culham Science Centre

Plans have been published to remove land from the Green Belt for a strategic allocation for 3500 new homes, employment, retail and social infrastructure. The plans include a GP surgery, a secondary school, and a primary school.

There is therefore no need for a new, expanded surgery in Clifton Hampden, nor an expanded school.

The NDO does not in our view establish properly how the proposed new surgery location had been selected, nor how it will interface with and work efficiently with the surgery planned under Strategy 9.

The NDO's Counsel says the new site will be good for access from Clifton Hampden village. He has presumably been told this in his instructions. In fact, village residents are likely to be around a tenth or less of the total patients. Access will be mainly by car, with traffic increase, parking issues and increased pollution. There is also limited room for expansion.

The existing surgery site has room for a modern surgery, should there be an established need, notwithstanding the new Culham surgery and the Berinsfield surgery.

H9 also provides for more educational expansion, and the vague plans in the NDO are not necessary as a result.

POLICY H9: affordable housing

The NDO has not met the 40% target. The NDO alleges this is due to viability reasons. This has been challenged by SODC. It appears possible in our view that profit expectations are being put above the stated aim of bringing younger people into the Parish.

Also, the affordable housing is separated from the luxury houses and differentiated by size and appearance.

Policy H16: Backland/ Infill

We believe there is no possibility that the two sites selected could fall within this policy. The two sites are also integral to the Conservation Area.

Policy EMP 10: development in Rural Areas

The Parish is rural with limited public transport and high car use, plus very limited parking. The latter means there is regular illegal parking (eg in the High Street) which is not policed.

The Parish is therefore not suitable for the proposed expansion.

POLICY ENV 3: biodiversity

This policy is contravened by the NDO since the building sites will result in a reduction in biodiversity- hedgerows removed for pedestrian and cycle paths. Further, deer, badgers, hares, and hedgehogs currently migrate across these sites and their routes will be significantly disrupted. Some of these animals may be pushed towards the roads with the danger that brings to the animals and car users.

POLICY ENV 6: historic environment

The NDO is obviously contrary to this policy.

POLICY ENV 7: listed buildings

The views of listed buildings will be spoilt.

POLICY ENV 8: Conservation Areas

The NDO is obviously contrary to this policy. The new buildings and development will seriously damage, rather than conserve or enhance, the Conservation Area.

POLICY ENV 12: Pollution

The NDO contravenes this policy. Increased traffic, unnecessarily caused by the expanded surgery, expanded school, expanded burial ground etc, will increase already high levels of pollution in the centre of the village.

Further, children wait at the traffic lights to get to school and the increased pollution there will directly impact them.

POLICY EP4: flooding

The NDO is contrary to this policy. It does not direct development to areas with the lowest risk of flooding.

There has historically been surface water flooding from the Paddocks site to some properties on the High Street. This may be exacerbated by the development.

Further, some of the High Street floods from the river and an expanded population will make access from the south even harder when the water level is high.

POLICY DES1: delivering high quality development

This is contravened. The building designs will not enhance the Conservation Area. Views of listed buildings will be detrimentally affected and, to give just one example, the view of the Village Hall will be obscured by the mundane and large presence of the new surgery.

POLICY DES 8: promoting sustainable design

The NDO is contrary to this policy. It takes good agricultural land out of production.

POLICY TRANS4: transport

It appears an additional TUCAN crossing is required for safety. School children need to cross the road. A new pedestrian and cycle path are recommended, which will mean removing hedgerow.

It is not clear that there will be sufficiently safe paths through the Allotments site for children to pass safely. Parking is inadequate for the school drop off. There is already a problem with school drop off with parking on a yellow line in the High Street. In addition we believe over 20 cars often park in to the Village Hall car park in mornings and afternoons. An expanded school and surgery will exacerbate this problem and the proposed parking solution is not adequate. The NDO plans are not realistic as to the current level of problems.

The transport assessments should be scrutinised by experts in our view. They do not reflect the busiest volumes of traffic. We believe some of the assessment may have been during school holidays when the traffic would have been much lighter. Further, they do not consider the potential uses of the Village Hall and its need for dedicated parking close to the entrance. In the past, the Village Hall has been used as a nursery/ pre-school, for rock bands, dances, village meetings, art classes, dance classes, and dramatic performances. Parking near the entrance to the Village Hall is needed for these events. There is also a need for disabled access and for carrying equipment in to and out of the hall. The NDO appears to plan for a reduced number of spaces for the Village Hall.

The NDO claims to be supported by the new bypass road which may or may not happen. The NDO has not been made conditional on the new bypass and if it does not go ahead, the traffic through Clifton Hampden will be greatly increased. If the NDO were to go ahead in our view it should be conditional on the new bypass being operational.

The safety of access to the two sites is also a matter of great concern. We believe the NDO underestimates the speed and volume of traffic on the A415, and the impact of bends in the road. The risk of accidents will we believe inevitably be increased as a result of the NDO.

BASIC CONDITION (b): Listed Buildings

The setting and historic interest of listed buildings will be detrimentally affected by the development as set out above. The views of listed buildings will be damaged.

BASIC CONDITON (c): Conservation Area

Please see above. The NDO plans do not preserve and enhance the Conservation Area. For the reasons explained above they cause significant damage to the Conservation Area.

BASIC CONDITION (d): Sustainable Development

For the reasons given above, the NDO does not promote sustainable development.

BASIC CONDITION (f): EU Obligations

We do not have the knowledge or expertise to even be able to identify what EU Obligations may be relevant. We respectfully request that the Examiner/ SODC consider whether or not the NDO infringes or is incompatible with any such obligations.

VERY SPECIAL CIRCUMSTANCES (VSC)

We understand that the NDO proposers/ PC must establish VSC to justify the proposed development and establish that the VSC outweigh the harm caused by the impact on the Green Belt and the other infringements of Strategy and policy referred to above. We also understand that these are matters of planning judgment and therefore the NDO Counsel's Opinion inappropriately seeks to pass judgement on them. Please see our Counsel's Opinion starting at page 10.

In the NDO's Counsel's Opinion there is reference to five alleged benefits from the NDO which allegedly go to VSC. We would respectfully ask the Examiner to consider very closely these alleged benefits, and how secure and extensive they really are, and then to weigh them against the considerable harms identified above and below.

We understand this is the first NDO of its type in the UK. The legislation has given huge power to the PC as Qualifying Body to pre-package the whole NDO with (we believe) virtually no Community input prior to the sites and land owner being selected; whilst not providing any real scrutiny over the PC save the possibility of Judicial Review. We therefore respectfully suggest that only very strong and evidenced VSC should allow this NDO to proceed to a referendum.

The PC has had the benefit of £100,000 funding and Developer funding and support. Residents have not had the benefit of these resources and cannot scrutinise the NDO from an expert position. Thousands of pages of reports have been put forward, much of which material is technical. Given this inequality of arms, we very much rely on the Examiner in these circumstances.

We also respectfully request that, given the unique nature of the NDO and its huge consequences for the Parish, coupled with the considerable body of concern in the Parish as to the way in which the Community has been involved (or not) in the NDO process, there should be a public and oral hearing to consider all issues on an open and transparent basis.

Our specific comments for the Examiner's consideration are set out below. The Examiner is also respectfully asked to consider our Counsel's Opinion on these points, starting at page 10, on the alleged benefits and on the harms caused by the NDO.

ALLEGED BENEFITS

HOUSING NEEDS

We have set out above that the 5-10% requirement to 2035 is already met. There is no housing need under SODC's own policies.

The fact that some people may have indicated a desire for some new houses in a generalised and historical survey is not evidence that there is a housing need where there is such a cost to the Green Belt and the Conservation Area.

The affordable housing is below the 40%. This goes against the stated purpose of bringing in younger people. SODC themselves have challenged this and insist that 40% should be provided.

Further the proposed mix is not in line with what is proposed in the NDO proposers' own housing need assessment report.

The scheme does not provide that affordable units should be occupied by local people, nor can they be nominated to local people.

Therefore the affordability and market units mix may appear potentially to be aimed more at profitability than at any genuine housing need.

In any event, we respectfully ask the Examiner to consider whether the actual true value of this alleged "benefit" can really constitute a sufficiently strong VSC to justify the NDO, whether alone or combined with any other benefit, having regard to the harms which will be caused.

SURGERY

As above, there is a real question whether it makes sense to build an enlarged surgery in Clifton Hampden, a small village, largely to facilitate even larger numbers of patients who will travel in to that small village by car. Clifton Hampden already has traffic and parking problems - see above. Traffic is congested in the centre at certain times of the day and also over the bridge to Long Wittenham. The bridge is quite often blocked by traffic at the lights.

The surgery being built at the development at Culham and the surgery at Berinsfield make more sensible locations for surgeries since they are in close proximity to the new development allocated by SODC in those locations. These surgeries will result in less car use and avoid turning Clifton Hampden into a greater traffic problem area.

We are not convinced that improvements could not be made on the existing surgery site, including a rebuild if necessary. We have not seen any proper review of this option.

Further, the position of the existing surgery is far from clear. When the NDO was launched Dr [REDACTED] was included in the video issued by the PC. She said that she and Dr [REDACTED] were in favour of the new surgery. Since then Dr [REDACTED] has left the practice and Dr [REDACTED] is now working 3 mornings a week only. Another doctor is now listed as the Partner, with Dr [REDACTED] and another doctor listed as salaried doctors (ie presumably employees not owners). They also have other part time assistance. The practice has not reverted to face to face appointments since lockdowns ended and so all initial appointments are by telephone. It has got harder to book a face to face appointment and appointments are not released weeks ahead as previously. It seems from the outside that they are short of resource. (Please note that we have been grateful for the kindness shown by the individual doctors at the surgery and our comments are not addressed at them personally).

SODC asked for a commitment for 18 years for the surgery. We have been informed that the current Partner is over [REDACTED]. It is entirely unclear in the circumstances how the NDO will provide the level of future commitment required.

We have seen no business plan for the expanded surgery which is proposed, nor any plan for how it will dovetail with the new Culham surgery or the Berinsfield surgery. It would make no sense if patients from Culham or Berinsfield, who could walk to their local surgeries, end up driving a car to Clifton Hampden, where there is limited space and parking.

Further there is a chronic shortage of GPs in the UK. It is not at all clear how the NDO proposers will be able to deliver an expanded surgery.

In any event, the existing doctors have not signed up legally to the new arrangements, despite this being suggested as necessary by SODC and residents.

There is a risk the Community could end up with no benefit at all and no surgery, together with an empty building. The NDOSG minutes recognise the possibility that the surgery may not remain a surgery.

No evidence has been submitted that the healthcare provision will be improved or significantly improved if the NDO proceeds.

In our view, if the NDO proceeds it should be conditional on the doctors/ surgery being legally signed up to it and to a proper and satisfactory long term medical and business plan.

NO ALTERNATIVE SITES

We believe that the PC has made the question of site selection highly relevant by claiming that it is a VSC that there are no alternative possible sites. This claim should in our view be closely scrutinised.

The Monitoring Officer at SODC and a planning officer at SODC also confirmed that the process of site selection could be raised with the Examiner.

With regard to the sites which the NDOSG considered, known as sites A-H, we have previously raised concerns we have with regard to the process by which the two sites A and B were selected.

The Community were not consulted over this selection. By the time the Community were consulted, the NDOSG and the PC had made a decision to go with only two sites, both owned by the Gibbs Estate. In our view, the records and minutes relating to the selection of sites are inadequate. There is also **no evidence of the scoring process adopted** and the minutes of the NDOSG are, we believe, poor and difficult to follow. We understand from anecdotal information that the process was very informal and vague and that there may have been very little difference between the scores for the sites.

There appears to be no documentary evidence by which the process can be assessed or tested. Further, the Chair of the NDOSG participated in the key selection meeting on 16 January 2019 but did not declare a conflict of interests in circumstances where his property sits directly next to one of the sites (site G) under consideration. He says that he saw no conflict because there is a high wall round his property and also that he did not score site G. We believe that there was a conflict of interests and that this should be judged objectively, not by reference to what the Chair personally thought. Further, not scoring site G does not cure the problem since the Chair was actively scoring all other sites on any basis.

The initial consultation and choice were made by only four individuals from the Community, two of whom in our view had a conflict of interests .

The NDOSG claims the choice was made because the two sites stood a chance of meeting the openness test once built on, and no other sites would. They say SODC advised them of this at the meeting on 16 January 2019. However, importantly, in July 2019 SODC then advised that the two sites would **not** meet the openness test once built on. Due to the fact that SODC did not approve the two sites, the proposers of the development had to switch to a VSC application. We understand that the above is the true position but it is not the way it is put on the PC website.

In our view, it has not been established, for example, that if building is carried out on the Paddocks site this will be less offensive to openness than if building took place on site G. The Aecom report is not accurate in our view in terms of the description of the Paddocks site as enclosed and urbanised . This does not reflect the very open and unspoilt nature of the Paddocks site. Equally, and again by way of example only, the Aecom report does not reflect the number of houses surrounding site G which is next to the house of the Chair of the NDOSG. We mention site G only as an example.

The Locality Guidance for Neighbourhood Plans states at p28 of the document “How to Assess and Allocate Sites for Development”:

“It is important that the preferred site allocation(s) reflects the community’s shared ambition and that everyone has had a chance to have their say.....The consultation material should clearly set out and show on maps all identified sites (the longlist), the preferred options (the shortlist), and the assessment outputs which led from the longlist to the shortlist. It could then show the opportunities and constraints for each of the options and ask for preferences, ideally capturing reasons behind the preferred option(s)Some stakeholders will leave their objections to the formal Regulation 14 or Regulation 16 stage. If the former you will be able to respond to these. If it is the latter, these comments will go straight to the external examiner so it is better to engage with the community before this stage.”

In this case the NDO proposers have prepared notes to support site selection but these just reiterate how the sites were selected by a very small group (four members of the Community, two conflicted in our view due to proximity of their houses), and the selections prepackaged with the land owner before the Community had any real chance to consider the matter. The approach taken was, in our view, the antithesis of what a Community led project should look like and in direct contravention of the Locality Guidance quoted above. We respectfully ask the Examiner to take this in to account in considering the VSC alleged that there is no other available site and that the NDO is Community led.

Further, it has been represented in a document on the PC’s web site and in The Bridge Magazine by the Chair of the NDOSG that the two sites were selected on advice from SODC that they would not offend the openness test when built on. In fact, as above, SODC advised in July 2019 in the pre-application advice that any building on the two sites would offend openness, and that is why the proposers of the NDO moved to a VSC application.

The NDOSG suggested that they needed commercial confidentiality, hence the secrecy. We do not accept this. Had the options been publicised, other land owners could have competed and been encouraged to offer better deals; and the Community could have considered other options, including smaller development at multiple sites, for example, which may have impacted less certain parts of the Community.

The openness question may in our view have been only one aspect of the many aspects that the Community may have wished to explore: for example, should the development be concentrated on two sites; are two sites required; what is the impact of development on each site on existing residents’ homes; what is the impact on traffic, pollution and safety, what might different landowners have been prepared to offer the Community etc ?

We are aware of one land owner, by way of example only, who, we understand, was prepared to use his land and build the surgery (he is a builder), but the Community was not allowed the chance to consider this option. There may have been many other options, had the Community been involved.

If given the choice, the Community might have considered whether the downside of an enlarged surgery is worth the destruction of the Green Belt and the extra traffic etc, given it will mainly benefit those outside the village and there will be a surgery at both Culham and Berinsfield, which fact may not be widely appreciated.

Instead, the process of selection of sites, landowner and developer appears to have been controlled throughout by a small group, to the apparent exclusion of the Community.

In terms of sites beyond A-H we have seen no evidence of what was considered and how. It is not clear how far non Green Belt sites were properly investigated and again the Community certainly does not appear to have been included in any such consideration.

The NDO proposers may say that the Referendum, should it take place, will give people a vote. However, the fact is that it will now be binary vote for one option only. The narrative presented with the NDO is that if people do not vote “yes” the village’s amenities and identity may be lost. As a result people appear to be being encouraged to fear a “no” vote.

It is not accepted that these concerns are justified. However that is the narrative. As above the Community is then faced with one binary, pre-packaged option rather than being consulted from the beginning and having the opportunity to mould the options as the process progressed.

The Gibbs Estate has publicly declared that it is divesting itself of its assets in Clifton Hampden and this will happen if the NDO does not go through. However, it does not follow that the Community should only consider one option which only involves the Gibbs Estate (as is the case in relation to both sites).

The Community has been presented with one final solution in our view, rather than allowing the Community to comment on all options and come to a fully informed decision.

The alleged VSC of no alternative sites (and its weight against the harms caused and the breaches of policy/strategy etc) should in our view be judged with all of the above points in mind. In our view, it is arguable that the Community has been deprived of the opportunity to consider options other than the two sites now put forward.

We are able to provide more detail and documents should the Examiner consider this necessary and would also be happy to discuss the issues if appropriate.

COMMUNITY LED/ DELIVER BENEFITS

For the reasons given above, in our view the NDO has not been Community led. It has been led by a very small group, many of whom have vested interests. Further, that small group has in our view excluded residents from playing an active part in the planning of the NDO and the wider work of the PC in our view.

One application to join the NDOSG was declined due to a claimed “conflict of interests”. The NDOSG Terms of Reference did not in our view allow for such a result. We are also unclear why the individual concerned had any greater conflict of interests than a number of other members of the NDOSG.

In addition, two residents from Burcot asked to join the PC but were not allowed to do so, despite there being spare positions available. There are no members of the PC from Burcot,

despite it being a joint Clifton Hampden/ Burcot Parish, and this decision was criticised at the time by a SODC Councillor.

We do not believe that in reality the project has been genuinely Community led.

In any event our Counsel has commented at page 12 of his Opinion that this is not a genuine VSC. The Examiner is respectfully referred to that.

In terms of benefits generally, we have addressed the main alleged benefit of the new surgery. A number of the other alleged benefits do not fall within the NDO and the Section 106 Agreement. We respectfully request that consideration be given to whether or not these benefits should be factored in to the VSC calculation. The non NDO benefits have been included in the claims of the proposers of the NDO and it is not easy for us to disentangle them. However, we understand that grants/provision towards parking, new allotments, improved public access, a new orchard, undeveloped land and work at the bridge are examples which may not be within the NDO/ S106 Agreement.

We reiterate that our Counsel questions whether this head of VSC adds anything substantive to the case for the NDO.

Once again, we are able to provide more detail and documents concerning the application to join the NDOSG and the Terms of Reference should the Examiner consider this necessary and would also be happy to discuss the issues if appropriate.

COMMUNITY SUPPORT

There is of course some support for the NDO. How far that would be there if other options had been presented we cannot now know.

However, at the last consultation 29 objections were made, 4 supported, 2 gave qualified support and 1 was neutral. There is also some silent opposition – people who object but prefer not to do so publicly.

In any event, as our Counsel says at page 12 of his Opinion, this is not a benefit of the NDO but rather just an anticipation of what may or may not happen at any Referendum. Further, as above, any Referendum is not really a true reflection of Community views in circumstances in which the site selections, choice of landowner, choice of developer, and choice of scheme/ benefits/ harms have all been made for the Community by a small group of individuals with considerable financial backing.

CONCLUSION

For the reasons given above in detail and in our Counsel 's Opinion, we request that there be a public and oral hearing to consider this unprecedented and unique NDO which has, in our experience, caused significant controversy and concern among a significant part of the Community. (We have been informed by way of example that one group of residents has met with an organisation experienced in judicial review).

It should also be borne in mind that a significant part of this NDO process has taken place during Covid lockdowns.

Finally, in our view, due to the way the NDO has been pursued, the Community is being offered a binary choice of one option for the NDO or nothing. This has been presented against the background of a narrative from the proposers that, in our view, has sought to say that unless the vote is “yes” the future of the villages will be at stake. We do not agree with this and believe that proper consultation on various options would have given the Community a non binary choice, which would have been in the Community’s interests. For these reasons the referendum, should one take place, cannot in our view act as a “cure all”.

Thank you again for giving us the opportunity to convey our comments and feedback.

Yours sincerely,

Anthony and Isabel Nurse-Marsh

**IN THE MATTER OF THE BURCOT & CLIFTON HAMPDEN
NEIGHBOURHOOD DEVELOPMENT ORDER**

OPINION

Introduction

1. I am instructed by a group of local residents of Clifton Hampden and Burcot, two villages in south Oxfordshire, who are against the proposed Burcot and Clifton Hampden Neighbourhood Development Order (“**the NDO**”). I am asked in particular to consider whether the NDO meets the “basic conditions” as required by para. 8 of Schedule 4B to the Town and Country Planning Act 1990 (“**the 1990 Act**”). As part of my advice, I am asked to consider the Opinion of James Corbet-Burcher dated July 2022 (“**the Opinion**”).

Background

2. The NDO, if made, would grant planning permission for 17 new homes (including 4 affordable homes), a new GP surgery building, an extension to the village hall, additional parking, and a new burial ground, on two sites near the centre of Clifton Hampden (known as “**Site A**” and “**Site B**”, collectively “**the Sites**”).
3. In February 2023, the NDO was proposed by Burcot & Clifden Hampden Parish Council (“**the PC**”) to the local planning authority, South Oxfordshire District Council (“**SODC**”). It has not yet been made by SODC. The NDO is currently out for consultation, until 11 April 2023. The full process is set out below.

Legal framework

4. Section 61E of the Town and Country Planning Act 1990 (“**the 1990 Act**”) provides that a “neighbourhood development order” is an order which grants planning permission in relation to a particular neighbourhood area specified in the order, for development specified in the order. Any “qualifying body”, which includes a parish council (see section 61E(6)), is entitled to initiate a process for the purpose of requiring a local planning authority to make a neighbourhood development order: section 61E of the 1990 Act.
5. Schedule 4B to the 1990 Act makes provision about the process for the making of neighbourhood development orders. The Neighbourhood Planning (General)

Regulations 2012 (“**the NP Regs**”) (made under para. 4 of Schedule 4B to the 1990 Act) deal with NDOs in Part 6.

6. In summary, the process required by Schedule 4B and the NP Regs is as follows:
 - (1) Before submitting an order proposal to the local planning authority, a qualifying body must publicise details of the order proposal and invite representations over a period of at least 6 weeks (as well as consult any relevant consultation bodies): reg. 21 of the NP Regs. This exercise was carried out by the PC in this case between 17 August 2022 and 29 September 2022.
 - (2) The order proposal will then be submitted to the local planning authority, together with the documents included in reg. 22 of the NP Regs (including a consultation statement). The NDO proposal in this case was submitted in February 2023.
 - (3) The local planning authority must consider whether the qualifying body is authorised for the purposes of an NDO to act in relation to the neighbourhood area concerned as a result of section 61F: para. 6 of Schedule 4B. This effectively requires the authority to confirm that the area covered by the order is within the PC’s administrative area (which it is in this case).
 - (4) As soon as possible after receiving an order proposal, the local planning authority must publicise details of the order proposal and invite representations over a period of at least 6 weeks: reg. 23 of the NP Regs. This exercise is currently underway. It started on 21 February 2023 and will end on 11 April 2023.
 - (5) The local authority must then appoint a person (independent of the authority and the qualifying body, with sufficient experience and qualifications, and with no interest in the affected land) to carry out an examination of the order proposal under para. 7 of Schedule 4B to the 1990 Act: reg. 24 of the NP Regs. That person must be sent the order proposal, the documents required by reg. 22, and the representations made under reg. 23.
 - (6) The examiner will carry out the examination, and must consider the matters set out in para. 8 of Schedule 4B (set out in detail below). Their consideration is limited to those matters: see para. 8(6) of Schedule 4B. While the general rule is that the examination of the issues by the examiner is to take the form

of the consideration of written representations, the examiner must cause a hearing to be held in any case where the examiner considers that the consideration of oral representations is necessary to ensure adequate examination of any particular issue or issues, or a person has a fair chance to put a case: para. 9 of Schedule 4B.

- (7) At the conclusion of the examination, the examiner must make a report to the local authority on the draft order, recommending either that the draft order is submitted to a referendum, or that modifications specified in the report are made to the draft order and that the draft order as modified is submitted to a referendum, or that the proposal for the order is refused. The examiner can only recommend modifications covered in para. 10(3) of Schedule 4B, in particularly those that need to be made to secure that the draft order meets the “basic conditions” in para. 8(2) (see below) (or are necessary to ensure compatibility with Convention rights).
- (8) The local authority must consider the report and recommendations and decide what action to take. If it is satisfied that (inter alia) the “basic conditions” are met, a referendum must be held on the making by the authority of the neighbourhood development order. The authority may make a decision which differs from that recommended by the examiner (as a result of new evidence, or a new fact, or a different view taken as to a particular fact), provided that they invite representations before doing so: see para. 13 of Schedule 4B.
- (9) The authority must publish their decision on what action to take, and the examiner’s report, as soon as possible after making the decision: reg. 25 of the NP Regs. Such a decision can only be challenged by a claim for judicial review within 6 weeks: section 61N(2).
- (10) If a referendum is to take place, it must take place in accordance with para. 14 of Schedule 4B (and the Neighbourhood Planning (Referendum) Regulations 2012). A claim for judicial review may be brought to question anything relating to a referendum within 6 weeks of the day on which the result of the referendum is made: section 61N(3).
- (11) A local authority must make a neighbourhood development order if in the referendum more than half of those voting have voted in favour of the order: section 61E(4). The order must be made and publicised as soon as reasonably

practicable after the referendum is held: reg. 26 of the NP Regs. The order, once made, can only be challenged by a claim for judicial review within 6 weeks of the date on which the decision to make the order is published: section 61N(1).

7. As set out above, the examiner must consider whether the draft NDO meets the “basic conditions” (as well as other matters which are not presently relevant): para. 8(1) of Schedule 4B to the 1990 Act. According to para. 8(2):

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

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

8. For present purposes, sub-paras. (a), (c), (d) and (e) are particularly relevant.

Planning policy

9. Given that the examiner must consider whether, having regard to national planning policy and guidance, it is appropriate to make the NDO (para. 8(2)(a)), and whether the making of the NDO is in general conformity with the strategic policies in the local plan, it is necessary to consider the local and national planning policies of particular relevance.

National policy

10. Para. 137 of the National Planning Policy Framework (“**NPPF**”) provides that:

“The Government attaches great importance to Green Belts. 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.”

11. Due to the importance attached to Green Belts, local authorities are required by para. 149 to regard “the construction of new buildings as inappropriate in the Green Belt”, subject to specified exceptions in para. 149, none of which apply to the NDO in the present case. Para. 150 provides that “certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it”, including “development ... brought forward under a ... Neighbourhood Development Order”. It is accepted in the submitted version of the NDO that the proposed development would not preserve openness and avoid conflict with Green Belt purposes (set out in NPPF para. 138). Therefore, it is accepted that the proposed development constitutes “inappropriate development” in the Green Belt.
12. Para. 147 of the NPPF sets a high threshold for the approval of such development: “inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances”. Para. 148 goes on to provide as follows:

“When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.”
13. Furthermore, NPPF para. 140 provides the route for altering Green Belt boundaries:

“Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans.”
14. As recognised at para. 42 of the Opinion, by reference to NPPF para. 140, “there is no provision for neighbourhood plans to alter Green Belt boundaries without direct prior support through new strategic policies”.
15. Decisions to, for example, channel development towards towns and villages inset within the Green Belt require consideration of the consequences for sustainable development and are a matter for “strategic policy-making authorities”, i.e. SODC in this case: see NPPF para. 142. The same paragraph provides that where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously-developed and/or is well-served by public transport. Neither of these apply to the Sites.
16. The court has held that the test of “exceptional circumstances” to alter the

boundaries of the Green Belt through the preparation and updating of local plans is a “less demanding test” than the test of “very special circumstances” (“VSC”) for permitting “inappropriate development” in the Green Belt on an individual planning application: *Compton Parish Council v Guildford BC* [2019] EWHC 3242, at [70] per Sir Duncan Ouseley. The court has also described the VSC test as “stringent”: *R (Luton BC) v Central Bedfordshire Council* [2015] EWCA Civ 537, at [56] per Sales LJ.

17. NPPF para. 52 deals specifically with Neighbourhood Development Orders, providing:

“Communities can use Neighbourhood Development Orders and Community Right to Build Orders to grant planning permission. These require the support of the local community through a referendum. Local planning authorities should take a proactive and positive approach to such proposals, working collaboratively with community organisations to resolve any issues before draft orders are submitted for examination.”

18. I disagree with the Opinion’s reading of this paragraph as providing “strong support” for NDOs: see para. 45 of the Opinion. This paragraph says no such thing, and the requirement for authorities to take a proactive and positive approach to such proposals is a procedural policy that authorities should properly engage with such proposals. It does not say anything about whether support for NDOs should be given as a matter of substance, because this would plainly depend on the merits of the particular order proposal.
19. I agree with the Opinion (para. 46) that the VSC test is a question of planning judgment and not one of law. This is well-established in the authorities and is a distinction which is strictly policed by the courts: see e.g. *Sefton MBC v SSHCLG* [2021] EWHC 1082 (Admin), HHJ Eyre QC at [31]. For this reason, I dispute the ability of Counsel in the Opinion to say (e.g. at para. 9 of his Opinion) that “there would be very special circumstances for the ... development – the potential harm to the Green Belt by reason of inappropriateness (and all other harm ...) are clearly outweighed by other considerations”. That is not something on which Counsel can offer an opinion (or at least a suitably qualified opinion), as it is not a question of law, but a planning judgment. Similarly, Counsel stated at para. 61 of his Opinion that “each of the factors combine to create something which is plainly very special”. That, with respect, is not a matter for Counsel but for the decision-maker, in this case first the examiner and then SODC in their exercise of expert planning judgment.
20. This is important because a significant degree of reliance is placed in the NDO on

the fact that “Counsel’s Opinion finds that the Very Special Circumstances test is met”: see para. 8.2 of the submitted version of the NDO. Indeed, the “Very Special Circumstances” section (section 8) references Counsel’s Opinion alone, as if this is sufficient to justify the existence of VSC in this case. I return to this below.

Local policy

21. SODC adopted the South Oxfordshire Local Plan 2035 (“**the LP**”) on 10 December 2020. In determining whether the NDO is “in general conformity” with the LP, the following policies should be noted.

Policy H1

22. Policy H1 provides at (1) that residential development will be permitted at sites allocated or carried forward by the LP and on sites that are allocated by Neighbourhood Development Plans. The Sites satisfy neither of these. It is further stated that where Neighbourhood Development Plans are not progressed in Larger Villages and market towns, planning applications will be considered against the housing delivery targets for those settlements set out in the LP. The village of Clifton Hampden is neither a market town nor a Larger Village.
23. Policy H1 provides at (3) a series of exceptions to the policy that residential development on sites not allocated in the Development Plan will not be permitted. One of these (item (vi)) is that “there are other specific exceptions/circumstances defined in a Neighbourhood Development Plan and/or Neighbourhood Development Orders”.
24. It is important to ensure this part of the policy is correctly interpreted. It is not saying that any development that is pursued via a proposed Neighbourhood Development Order should be regarded as supported by the policy. It would be very odd for a policy to support development proposed through a Neighbourhood Development Order irrespective of what it comprised and where it would be situated (i.e. it could be a very harmful development in a very sensitive location).
25. Instead, the policy is saying that where a proposed development accords with an already existing Neighbourhood Development Order, it should be supported under this policy. Section 61E(2) of the 1990 Act provides that a neighbourhood development order is an order granting permission “for development specified in the order or ... for development of any class specified in the order” (emphasis added). Therefore, if one wished to carry out a development that fell within the

description of development specified in the (already existing) order, or fell within the class of development specified in the (already existing) order, then that would be supported by policy H1(3).

26. I make this point about interpretation of policy H1(3)(vi) because the “Basic Conditions” Statement (December 2022) on page 21 recites policy H1(3)(v)-(vi) and states “the justification for the new development is set out in the NDO and as such accords with this policy” (emphasis added). In my opinion, correctly interpreted, the proposed NDO cannot accord with policy H1(3)(vi).
27. Policy H1(4)-(6) does not apply to the proposed development.

Policy H8

28. This policy, entitled “Housing in the Smaller Villages” is applicable because Clifton Hampden is a “smaller village” as defined in the LP.
29. First, it provides that housing will be supported in smaller villages in accordance with policy H16, which concerns “backland and infill development and redevelopment”. This is not satisfied by the NDO.
30. Second, it provides that “where a Parish Council wishes to prepare a Neighbourhood Development Plan and make housing allocations within it to support further growth, the Council will support this”. It goes on to say that such a plan 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). Finally, it provides that plans allocating sites on greenfield sites should consider how development can meet the bespoke needs of their village.
31. It is said by the Basic Conditions Statement (p.21) that “the NDO is compliant with the spirit of H8”. In my opinion, as a matter of law, a proposal is either compliant with a policy or it is not. There is no room for contending that a proposal complies with “the spirit” of a policy. In my view, the policy is clearly concerned with Neighbourhood Plans, rather than Neighbourhood Development Orders. These are entirely different statutory entities, albeit with similar processes for being made. The NDO is not a neighbourhood plan and therefore it can gain no support from policy H8.
32. It must also be noted that policy H8 says nothing about the Green Belt, and

therefore even if there were compliance with this policy, it would still be necessary for the scheme to pass the VSC test.

Policy STRAT1

33. This policy sets the “overall strategy” for development in South Oxfordshire. It is important to recognise that, read as a whole, it is clearly focusing new development predominantly in Science Vale (including at Didcot and Culham), in strategic allocations, and in the towns and Larger Villages. That is not an overall strategy which is conformed to by the NDO.
34. It is correctly noted in the Basic Conditions Statement (p.20) that the policy also provides at (1)(viii) that it is “supporting Smaller and Other Villages by allowing for limited amounts of housing and employment to help secure the provision and retention of services”. It will be a question of judgment whether the development sought in the NDO provides for “limited” housing, and also whether that provision will “help secure the provision and retention of services”.
35. It is necessary to recognise the general application of policy STRAT1(1)(viii). It does not distinguish between Green Belt and non-Green Belt land. That distinction is provided at (ix), which provides that the policy is “protecting and enhancing the countryside and particularly those areas within the two AONBs and Oxford Green Belt by ensuring that outside of the towns and villages any change relates to very specific needs such as those of the agricultural industry or enhancement of the environment”. Given that the Sites are currently outside of the settlement boundary of Clifton Hampden, they are technically in the countryside and “outside of” the village for the purposes of this policy. The NDO does not secure “very specific needs such as those of the agricultural industry or enhancement of the environment”. This appears to have been overlooked in the Basic Conditions Statement.

Policy STRAT6

36. This policy concerns the Green Belt. At para. 3.57 of the supporting text to the policy, it states that the LP “has made alterations to the Green Belt to accommodate our strategic allocations”. It is a material consideration in assessing the NDO that the LP has only very recently considered the Green Belt boundaries and altered them to make way for strategic allocations.
37. The policy itself reiterates the VSC test contained in national policy and considered

above. It also states that detailed amendments to the Green Belt made by the Wheatley Neighbourhood Development Plan must be in compliance with the requirements of the NPPF and the need identified within the Local Plan. The policy says nothing about Neighbourhood Development Orders.

Policy H9

38. This policy concerns affordable housing. It is to be noted that the NDO will not secure the 40% provision required by the policy, and relies on viability reasons to justify this. That viability evidence will need to be robustly tested by the examiner and by SODC to ascertain whether the proposal can accord with this policy notwithstanding the shortfall.
39. Regardless of whether it is compliant with policy H9 on viability grounds, the limited provision of affordable housing has consequences for applying the VSC test of whether the harms are clearly outweighed by other considerations.

Other policies

40. There are other policies of relevance to the NDO and all of these will need to be considered by the examiner and SODC in their consideration of the NDO.

Whether there are “very special circumstances” to justify the NDO

41. In my opinion, the central question to determining whether the NDO complies with the basic conditions (a), (d) and (e) of para. 8(2) of Schedule 4B to the 1990 Act is whether there are “very special circumstances” to justify the proposed development. If there are not, it is very difficult to see how the examiner could find the NDO to be “appropriate” having regard to national policy, in particular para. 147-148), or contribute to “sustainable development”, or be in “general conformity” with the LP (which simply reiterates the VSC test in national policy).
42. Contrary to the approach taken by Counsel in the Opinion, it is not for me (or him) to give a legal opinion on whether the VSC test is satisfied. What we can do instead is to give our opinion on points of law. It is necessary for the examiner (and SODC) to proceed on the basis of a correct interpretation of the relevant policies. It is also necessary for all material considerations to be taken into account in assessing the harms and the other considerations said to “clearly outweigh” those harms.

Benefits

43. In my opinion, one critical consideration which appears to have been overlooked

in the evidence supporting the NDO regarding the “benefits” of the scheme is that SODC can currently demonstrate a 5-year housing land supply. According to their latest housing land supply statement from July 2022, the district has a supply of 5.58 years. Accordingly, there is sufficient provision of homes to meet the needs in the district as a whole. Whilst I recognise that the purpose of the housing provision in the NDO is to meet specifically local needs, it is important for the examiner (and SODC) not to lose sight of the bigger picture. Typically, in the appeal decisions granting planning permission for housing in the Green Belt applying the VSC test, there is a shortfall in the housing land supply for the relevant area. Indeed, that shortfall is generally central to the argument that “very special circumstances” exist.

44. The only recognition of this I can see is in AECOM’s Housing Needs Assessment at para. 15, which briefly recognizes that “SODC confirm ... that across the District there is a sufficient supply of housing from strategic allocations and from existing planning permissions that the less sustainability settlements (including Burcot and Clifton Hampden) will not be required to offset the housing requirement”. This is confirmed by the housing land supply position as currently understood (which is not disputed by those promoting the NDO).
45. Therefore, in giving weight to the provision of housing as a “benefit / other consideration” of the scheme, it is important for the examiner to understand that this can only be said to meet an alleged “local need”, and that there is at present no shortfall in the housing land supply position across the district as a whole.
46. Taking the five reasons referred to in the Opinion (para. 7) as supporting VSC in turn:
 - (1) Meeting housing needs – whilst this is undoubtedly a benefit of the scheme, for the above reasons the extent of this benefit and the weight to be attached needs to reflect that it is only meeting “local needs” and the district as a whole has a sufficient housing land supply without the NDO. The housing is also being provided in the Green Belt in a “smaller village”, which is contrary to the settlement hierarchy and spatial strategy of the LP to focus development in larger settlements and strategic allocations. As set out above, the affordable housing provided is below the 40% set by policy.
 - (2) The doctor’s surgery – although this again is a benefit, my understanding is that there is an existing surgery in the village which this one will replace (and

improve). This is a relevant consideration in determining the extent of the benefit and the weight to be attached.

- (3) No alternative sites – this is plainly a matter for the examiner and SODC, rather than something capable of a legal opinion. It also depends on it being necessary to secure the benefits set out in reasons (1) and (2) which again is a question for the examiner and SODC on the evidence.
- (4) The nature of the proposal as an NDO – I have some difficulty with the notion that this is a definable “benefit” of the scheme. It merely identifies the means or statutory procedure by which the proposed development is sought for approval. Although it is led by the PC, I cannot see how this of itself is a distinct benefit which can attract positive weight in the planning balance as an “other consideration” under NPPF para. 148.
- (5) “Very strong community support” – It seems from the consultation evidence that this is very open to question, having regard to the level of objections received in the reg. 21 consultation. In any event, it is a question for the referendum whether the proposal commands the support of the community as a whole, which cannot be pre-determined by according weight to this as a distinct benefit. Furthermore, the mere fact that a scheme might be popular (which is debatable in this case) is not itself a “benefit” of the scheme. This puts the cart before the horse. A scheme will be popular if it has benefits, not the other way round.

Harms

47. Turning to the harms, it is essential to recognise that, in this case, there is (as a matter of common ground):
 - (1) The “definitional harm” by reason of the inappropriateness of the development in the Green Belt.
 - (2) The harm to the openness to the Green Belt, which has both a spatial and visual dimension.
 - (3) The harm arising from conflict with the purposes of including land within the Green Belt.
 - (4) The extent of each of these harms is a matter of judgment for the examiner and SODC.

- (5) The weight to be given to those harms is dictated by national policy: NPPF para. 148. This provides that “substantial” weight must be given to these harms to the Green Belt, in recognition of the “great importance” that the Government attaches to the Green Belt.
- (6) In addition, the examiner and SODC must also take into account “any other harms”. In the present case, it is clear that there will be harm to the character and appearance of the area which will need to be considered.
- (7) It is (correctly) accepted in the Basic Conditions Statement (page 17) that there will be harm to the Clifton Hampden Conservation Area. This is another “other harm” to be factored into the VSC balance. Case law confirms that once some harm to a conservation area is identified, the decision-maker is obliged to give that harm “considerable importance and weight” in the planning balance: *R (Forge Field Society) v Sevenoaks District Council* [2014] EWHC 1895 (Admin), at [55]. Further, “a finding of harm to [...] a conservation area gives rise to a strong presumption against planning permission being granted”: [49]. As well as being relevant as a part of the VSC balance, this is a matter which also goes to basic condition (c) in para. 8(2) of Schedule 4B to the 1990 Act.

Overall balance

48. Whether the “other considerations” are sufficient to “clearly outweigh” the harms is a question of planning judgment. But it is important for that judgment to be exercised (1) on a proper understanding of those harms and benefits, and the weight to be afforded to them, and (2) by correctly appreciating the “stringent” VSC test.
49. If it is found that the VSC test is not met, in my opinion the examiner would be bound to recommend that the basic conditions are not met by the NDO, and that the NDO should be refused.

Procedure for examination

50. As set out above, while the general rule is that the examination of the issues by the examiner is to take the form of the consideration of written representations, the examiner must cause a hearing to be held in any case where the examiner considers that the consideration of oral representations is necessary to ensure adequate examination of any particular issue or issues, or a person has a fair chance to put a case: para. 9 of Schedule 4B.

51. Neighbourhood Development Orders are very rarely made (in comparison with Neighbourhood Plans and grants of planning permission under the 1990 Act). To my knowledge, there has not been a Neighbourhood Development Order made for inappropriate development in the Green Belt following consideration of the VSC test. In addition, the NDO is a matter of significant controversy in the village, and it is essential for the evidence underpinning the NDO (which covers a wide range of planning issues) to be fully scrutinised and tested. In my opinion, there is a good case to be made for the examination proceeding by way of a hearing.

Conclusion

52. For the reasons set out above, it is not possible for the NDO promoters (or the examiner or SODC) to rely on the Opinion as establishing that the VSC test is met, since this is a matter of planning judgment rather than a question of law. It is critical for the VSC assessment to proceed on a correct interpretation of the relevant policies, and for all material considerations to be taken into account in considering both the harms and the benefits. I have set out a number of significant concerns I have about the Basic Conditions Statement and the evidence, which are capable of leading the examiner to conclude that the VSC test is not met, and consequently neither are the “basic conditions” under para. 8(2) of Schedule 4B to the 1990 Act.
53. I have nothing to add as presently instructed but would be happy to advise further if required.

MATTHEW FRASER
Landmark Chambers
London EC4A 2HG

24 March 2023

Response 87

Respondent Details

[REDACTED]
[REDACTED] [REDACTED]
[REDACTED]
[REDACTED] [REDACTED]
[REDACTED] [REDACTED]

Q1. Are you completing this form as an:
Organisation

Your comments

<p>Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood Development Order below. When commenting, you should bear in mind that the examiner will mainly assess the order against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
Response received via email. Please see attachments.

Q3. You can upload supporting evidence here.
<ul style="list-style-type: none">• File: 23.04 Burcot Clifton Hampden Dev Order issued.pdf - [REDACTED]• File: 23.04.06 Burcot and Clifton Hampden Development Order Sites.pdf - [REDACTED]

Your details and future contact preferences

<p>Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.</p>
Title -
Name [REDACTED]

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

Job title (if relevant)	Property Town Planner
Organisation (if relevant)	Thames Water
Organisation representing (if relevant)	-
Address line 1	1st Floor West
Address line 2	Clearwater Court
Address line 3	Vastern Road
Postal town	Reading
Postcode	RG1 8DB
Telephone number	-
Email address	██████████@thameswater.co.uk



E: [REDACTED]@thamewater.co.uk
M: [REDACTED]

South Oxfordshire District Council
Issued via email:
planning.policy@southandvale.gov.uk

1st Floor West
Clearwater Court
Vastern Road
Reading
RG1 8DB

06 April 2023

South Oxfordshire – Burcot and Clifton Hampden Neighbourhood Development Order

Dear Sir/Madam,

Thank you for allowing Thames Water Utilities Ltd (Thames Water) to comment upon the above.

As you will be aware, Thames Water are the statutory water supply and sewerage undertaker for the South and Vale area and are hence a “**specific consultation body**” in accordance with the Town & Country Planning (Local Planning) Regulations 2012.

We have the following comments on the consultation in relation to our water supply and sewerage undertakings:

Development Sites

The attached table provides Thames Water’s site specific comments from desktop assessments on water, sewerage/waste water network and waste water treatment infrastructure in relation to the proposed sites, but more detailed modelling may be required to refine the requirements.

Early engagement between the developers and Thames Water would be beneficial to understand:

- What drainage requirements are required on and off site
- Clarity on what loading/flow from the development is anticipated
- What water supply requirements are required on and off site

These sites are served by Culham Sewage Treatment Works situated to the north west of the developments.

We recommend Developers contact Thames Water to discuss their development proposals by using our pre app service via the following link:

<https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/water-and-wastewater-capacity>

It should be noted that in the event of an upgrade to our sewerage network assets being required, up to three years lead in time is usual to enable for the planning and delivery of the upgrade. As a developer has the automatic right to connect to our sewer network under the Water Industry Act we may also request a drainage planning condition if a network upgrade is required to ensure the infrastructure is in place ahead of occupation of the development. This will avoid adverse environmental impacts such as sewer flooding and / or water pollution.

We recommend developers attach the information we provide to their planning applications so that the Council and the wider public are assured wastewater and water supply matters for the development are being addressed.

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

Yours faithfully,

A large black rectangular redaction box covering the signature of the Thames Water Property Town Planner.

[REDACTED]
Thames Water Property Town Planner

Site ID	Site Name	Net Gain to System (l/day)	Net Foul Water Increase to System (l/s)	Net Property Equivalent Increase - Waste	Net Increase in Demand (l/day)	Net Increase in Peak Demand (l/s)	Net Property Equivalent Increase - Water	Water Response	Waste Response
73505	Paddock Site	3207.6	0.04	3	1050	0.04	3	On the information available to date we do not envisage infrastructure concerns regarding the water supply network or treatment works capacity in relation to this site/s. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to advise of the developments phasing. Please contact Thames Water Development Planning, either by email Devcon.team@thameswater.co.uk tel: 02035779998 or in writing Thames Water Utilities Ltd, Maple Lodge STW, Denham Way, Rickmansworth, Hertfordshire, WD3 9SQ	On the information available to date we do not envisage infrastructure concerns regarding wastewater network or wastewater treatment infrastructure capability in relation to this site/s. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to advise of the developments phasing. Please contact Thames Water Development Planning, either by email Devcon.team@thameswater.co.uk tel: 02035779998 or in writing Thames Water Utilities Ltd, Maple Lodge STW, Denham Way, Rickmansworth, Hertfordshire, WD3 9SQ
73499	The Allotment Site	0	0	0	0	0	0	On the information available to date we do not envisage infrastructure concerns regarding the water supply network or treatment works capacity in relation to this site/s. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to advise of the developments phasing. Please contact Thames Water Development Planning, either by email Devcon.team@thameswater.co.uk tel: 02035779998 or in writing Thames Water Utilities Ltd, Maple Lodge STW, Denham Way, Rickmansworth, Hertfordshire, WD3 9SQ	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site. Infrastructure at the wastewater treatment works is operating close to capacity. It is recommended that the developer liaise with Thames Water at the earliest opportunity to determine the magnitude of spare capacity in the system and a suitable connection point. As set out in the Planning Policy Guidance, early contact with statutory undertakers (such as Thames Water) is recommended.

Response 88

Respondent Details

[REDACTED]

[REDACTED] [REDACTED]
[REDACTED]
[REDACTED] [REDACTED]

Q1. Are you completing this form as an:

Organisation

Your comments

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood Development Order below. When commenting, you should bear in mind that the examiner will mainly assess the order against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

Response received via email. Please see attachment.

Q3. You can upload supporting evidence here.

- File: OCC's Response to Burcot Clifton Hampden NDO 11 April 23.pdf [REDACTED]

Public examination

Q6. Most neighbourhood development orders are examined without the need for a public hearing. If you think the order requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Burcot and Clifton Hampden Neighbourhood Development Order:

No, I do not request a public examination

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

Title	-
Name	██████████
Job title (if relevant)	Principal Planner
Organisation (if relevant)	Oxfordshire County Council
Organisation representing (if relevant)	-
Address line 1	County Hall
Address line 2	New Road
Address line 3	-
Postal town	Oxford
Postcode	OX1 1ND
Telephone number	-
Email address	██████████@oxfordshire.gov.uk

OXFORDSHIRE COUNTY COUNCIL'S RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

District: South Oxfordshire

Application no: Clifton Hampden Neighbourhood Development Order

Proposal: Neighbourhood Development Order

Location: Two sites – northern site, land north of Abingdon Road, Clifton Hampden known as the Allotments Site (14 dwellings, Doctors Surgery, extension to Village Hall, retention of allotment gardens). Southern site, land south of Abingdon Road, Clifton Hampden, known as the Paddocks Site (3 dwellings, Burial Garden/Cemetery).

Response Date: 11th April 2023

This report sets out the officer views of Oxfordshire County Council (OCC) on the above proposal. These are set out by individual service area/technical discipline and include details of any planning conditions or Informatives that should be attached in the event that permission is granted and any obligations to be secured by way of a S106 agreement. Where considered appropriate, an overarching strategic commentary is also included. If the local County Council member has provided comments on the application these are provided as a separate attachment.

Application no: Neighbourhood Development Order

Location: Two sites – northern site, land north of Abingdon Road, Clifton Hampden known as the Allotments Site (14 dwellings, Doctors Surgery, extension to Village Hall, retention of allotment gardens). Southern site, land south of Abingdon Road, Clifton Hampden, known as the Paddocks Site (3 dwellings, Burial Garden/Cemetery).

General Information and Advice

Recommendations for approval contrary to OCC objection:

If within this response an OCC officer has raised an objection but the Local Planning Authority are still minded to recommend approval, OCC would be grateful for notification (via planningconsultations@oxfordshire.gov.uk) as to why material consideration outweighs OCC's objections, and to be given an opportunity to make further representations.

Outline applications and contributions

The anticipated number and type of dwellings and/or the floor space may be set by the developer at the time of application which is used to assess necessary mitigation. If not stated in the application, a policy compliant mix will be used. The number and type of dwellings used when assessing S106 planning obligations is set out on the first page of this response.

In the case of outline applications, once the unit mix/floor space is confirmed by reserved matters approval/discharge of condition a matrix (if appropriate) will be applied to establish any increase in contributions payable. A further increase in contributions may result if there is a reserved matters approval changing the unit mix/floor space.

Where a S106/Planning Obligation is required:

- **Index Linked** – in order to maintain the real value of S106 contributions, contributions will be index linked. Base values and the index to be applied are set out in the Schedules to this response.
- **Administration and Monitoring Fee - TBC**
This is an estimate of the amount required to cover the monitoring and administration associated with the S106 agreement. The final amount will be based on the OCC's scale of fees and will be adjusted to take account of the number of obligations and the complexity of the S106 agreement.
- **OCC Legal Fees** The applicant will be required to pay OCC's legal fees in relation to legal agreements. Please note the fees apply whether a S106 agreement is completed or not.

Security of payment for deferred contributions - Applicants should be aware that an approved bond will be required to secure a payment where a S106 contribution is to be paid post implementation and

- the contribution amounts to 25% or more (including anticipated indexation) of the cost of the project it is towards and that project cost £7.5m or more
- the developer is direct delivering an item of infrastructure costing £7.5m or more
- where aggregate contributions towards bus services exceeds £1m (including anticipated indexation).

A bond will also be required where a developer is direct delivering an item of infrastructure.

The County Infrastructure Funding Team can provide the full policy and advice, on request.

Application no: Neighbourhood Development Order

Location: Two sites – northern site, land north of Abingdon Road, Clifton Hampden known as the Allotments Site (14 dwellings, Doctors Surgery, extension to Village Hall, retention of allotment gardens). Southern site, land south of Abingdon Road, Clifton Hampden, known as the Paddocks Site (3 dwellings, Burial Garden/Cemetery).

Strategic Comments

We previously commented on the Draft Neighbourhood Development Order on 29th September 2022. Several requests for more information or clarity on matters by County Officers have been resolved in updated documents for this consultation. There are however some matters still to be resolved, these are summarised for ease, later in this section of our response. The County Council Officers are content to resolve these matters through written statements/emails through the examination period of the Neighbourhood Development Order and do not request a hearing on these matters.

The County Council note these sites are in the Green Belt and consider that South Oxfordshire District Council is best placed to advise on this matter.

Please see Table 1 below, for a summary of our response in September and the response in the Neighbourhood Development Order Consultation Statement.

Table 1: Summary of County Council Responses to the Draft Neighbourhood Development Order (NDO)

	What we said in September 2022 in response to the draft	Section 5.4 of NDO Consultation Statement
Transport Development Control	<ul style="list-style-type: none">• further information required and clarity on a number of points.• A Stage 1 Road Safety Audit required• 3.5m wide cycle/footway across the frontage of both sites• Toucan crossing A415	<ul style="list-style-type: none">• Design drawings have been updated to provide the information requested.• The Transport Strategy has been updated to address all other issues raised.• A Stage 1 Road Safety Audit has been conducted and is included with the submission documents.
Lead Local Flood Authority	General comments and detailed planning conditions which will be needed	Flooding. No objections subject to conditions and planning
Minerals & Waste	No objection	Minerals and Waste. No objections
Education	Not expected to seek any contribution towards school	Education: No S106 contributions required.

	capacity from proposed development.	
Archaeology	Prior to the determination of the proposed NDO the applicant should be responsible for the implementation of an archaeological field evaluation (geophysical survey and trial trenching).	Not mentioned.

Summary of Issues/Matters still to be resolved:

1. Archaeological Field Evaluation

Our Archaeology Team have repeated their recommendation that in consideration of the conclusions drawn by the submitted assessment and in accordance with the National Planning Policy Framework (NPPF 2021) paragraph 194, we would therefore recommend that, prior to the determination of the proposed NDO the applicant should be responsible for the implementation of an archaeological field evaluation (geophysical survey and trial trenching).

It is noted that Section 5.4 of the Consultation Statement did not mention the County Council's Archaeology Response. The Basic Conditions that an NDO must meet include having '*special regard to the desirability of preserving any listed building or setting or any features of architectural or historic interest it possesses*'.

2. 3.5m Cycle/Footway across both sites' frontages (or behind hedgerow within each site) AND appropriate safe crossing provision of A415 for pedestrians and cyclists AND other transport matters

We do not accept the proposed uncontrolled crossing points with the provision of dropped kerbs and tactile paving. It is noted that the Basic Conditions an NDO must meet include:

- '*Contributes to the achievement of sustainable development*'
- '*Is in general conformity with the strategic policies contained in the development plan for the area of the authority*'

Please see the Transport Development Control response for more details on these matters.

3. Lead Local Flood Authority matters

The proposed greenfield runoff rate is wrong and incorrect Cvs have been used. Planning conditions should be updated in line with wording in our LLFA response.

4. Education

The draft S106 details a £150,000 to the school for enhancements to their facilities. This would be a clear benefit to the local community, but as it would not fit within the definition of expansion of the school, the county council does not seek a Section 106 contribution.

5. Waste Management

Please see the Waste Management section for details.

6. Section 106 Agreement

In order to make the development acceptable in planning terms a s106 agreement needs to be entered into which incorporates the obligations set out in the County Council's single responses, including the County Council's monitoring fee (in addition to the obligations required by the District Council) in a legally binding and enforceable manner.

Whilst the draft s106 submitted with the Neighbourhood Development Order is a good starting point for discussion, amendments are necessary in order to ensure it incorporates the necessary obligations and covenants set out in the single responses. The deed will then need to be checked in order to ensure that it runs with the land, is legally binding and enforceable, and that it complies with the relevant legislation, policy and guidance.

A legal officer from the County Council's legal team will be available to work with the applicant and the District Council in order to assist with the drafting and completion of a suitable s106 agreement, sufficient to make the development acceptable.

Please see page 2 of this response which details there will be Section 106 administration, monitoring fees and the County Council Legal fees will also need to be paid.

7. Draft Planning Conditions

This is a good start on this matter, but it will need to be amended to incorporate the Officer comments within this response.

Ongoing communication

Any communication relating to the any part of County Council's response should be directed to planningconsultations@oxfordshire.gov.uk clearly highlighting that it relates to this NDO by way of a reference. We would encourage written engagement with the County Council, as appropriate, to resolve these matters.

Officer's Name: [REDACTED]

Officer's Title: Principal Planner

Date: 06/04/23

Application no: Neighbourhood Development Order

Location: Two sites – northern site, land north of Abingdon Road, Clifton Hampden known as the Allotments Site (14 dwellings, Doctors Surgery, extension to Village Hall, retention of allotment gardens). Southern site, land south of Abingdon Road, Clifton Hampden, known as the Paddocks Site (3 dwellings, Burial Garden/Cemetery).

Transport Development Control

Key issues:

As detailed comments.

Legal agreement required to secure:

S106 Contributions as summarised in the table below.

Contribution	Amount £	Price base	Index	Towards (details)
Public transport services	£19,261.00	Dec 2021	RPI-x	Towards funding bus services that will serve the development

S278 Agreement for:

- Provision of vehicular access from Abingdon Road into each site.
- Provision of uncontrolled pedestrian crossing points along the A415 - Abingdon Road, including a pedestrian/cyclist refuge adjacent to the land parcel identified as the Paddock site.
- Provision of 2 No. bus shelters, flag signs and timetable boards at the existing bus stops and laybys located adjacent to the land parcel identified as the Allotment site.
- Relocation of the existing national speed limit/30mph transition to the west of its current location, at a point to be agreed along the A415 - Abingdon Road.
- Improvements, including resurfacing (specification and extents to be agreed) and signing along footpath references 171/1, 171/2 and 171/10.
- Provision of a 3.5m wide combined cycle/footway along the frontage of both the Allotment and Paddock sites or behind adjacent hedgerows within either site.

Conditions:

1 Prior to occupation, the proposed means of access to each site along the A415 – Abingdon Road shall be provided in accordance with the approved plans, including the provision of associated visibility spays. Within the visibility envelope, there shall be no obstructions whatsoever including vegetation, above a height of 0.6 metres above the adjacent carriageway channel edge. Thereafter, the visibility splays shall be permanently maintained free from obstructions at all times. **Reason:** In the interest of highway safety in accordance with Policy TRANS5 of the South Oxfordshire Local Plan 2035.

2 Prior to occupation, details of “active” electric vehicle charging points to be provided within all dwellings at the site shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the electric vehicle charging points shall be provided before occupation in accordance with the approved details and be maintained and retained at all times. **Reason:** In accordance with the Councils adopted Car Parking Standards and Policy EVI 8 of the Oxfordshire Electric Vehicle Infrastructure Strategy and Policy TRANS5 of the South Oxfordshire Local Plan 2035.

3 Prior to the occupation of the doctor’s surgery, details to provide a minimum of 25% of all parking spaces with “active” electric vehicle charging points, with the remaining parking spaces provided with ducting for future connection, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the electric vehicle charging points shall be provided before occupation in accordance with the approved details and be maintained and retained at all times. **Reason:** In accordance with the Councils adopted Car Parking Standards and Policy EVI 8 of the Oxfordshire Electric Vehicle Infrastructure Strategy and Policy TRANS5 of the South Oxfordshire Local Plan 2035

4 Before commencement of any works, details of cycle parking facilities in accordance with the County Council’s parking standards shall be submitted to and approved in writing by the Local Planning Authority in relation to the proposed residential use and doctors’ surgery at the site. Thereafter, the proposed cycle parking shall be provided before first occupation and maintained and retained at all times. **Reason:** To encourage the use of cycles as a means of transport in accordance with Policy TRANS5 of the South Oxfordshire Local Plan 2035.

5 Before occupation of any dwelling, a Residential Travel Information Pack shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, upon occupation, the first residents of each dwelling shall be provided with a copy of the approved Travel Information Pack. **Reason:** To promote the use of non-car modes of transport in accordance with guidance contained within the National Planning Policy Framework and Policy TRANS4 of the South Oxfordshire Local Plan 2035.

6 Prior to the commencement of any works, a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority. The approved CTMP shall be implemented prior to any works being carried out on site and shall be maintained throughout the course of the development. The CTMP shall also state that no deliveries of plant or materials will take place between the hours of 0730 – 0930 and 1500 – 1800. **Reason:** In the interests of highway safety and to mitigate the impact of construction vehicles on the surrounding highway network, road infrastructure and local residents, particularly at morning and afternoon peak traffic times and in accordance with Policy TRANS5 of the South Oxfordshire Local Plan 2035.

Informatives:

The Advance Payments Code (APC), Sections 219 -225 of the Highways Act, is in force in the county to ensure financial security from the developer to off-set the frontage owners' liability for private street works, typically in the form of a cash deposit or bond. Should a developer wish for a street or estate to remain private then to secure exemption from the APC procedure a 'Private Road Agreement' must be entered into with the County Council to protect the interests of prospective frontage owners.

Where works are required to be carried out within the public highway, the applicant is advised not to commence such work before formal approval has been granted by Oxfordshire County Council by way of either:

- i. a Section 184 Notice under the Highways Act 1980, or
- ii. a legal agreement between the applicant and Oxfordshire County Council.

Detailed comments:

Summary

The proposals are for a mixed-use development on two separate land parcels located along each side of the A415 - Abingdon Road, within the village of Clifton Hampden.

The land parcels and the nature of development of each site are identified as follows:

Allotment Site (north of A415- Abingdon Road)

- 14 Dwellings.
- Doctors Surgery (350m²).
- Extension (toilet block) to existing Village Hall.
- Retention of existing allotment gardens.

Paddock Site (south of A415- Abingdon Road)

- 3 dwellings.
- Burial Garden/Cemetery.

Oxfordshire County Council (OCC) has previously provided pre-application comments in relation to the proposals, dated 23 September 2022. However, it should be noted that OCC's parking standards have since been updated and adopted in October 2022.

The following comments are provided in relation to the submitted Transport Statement (TS) and associated plans and are based on the Council's updated parking standards.

Allotment Site

Parking

The TS informs that 24 allocated and 5 unallocated car parking spaces will be provided to serve residents and visitors associated with the proposed dwellings, which are shown on the submitted parking allocation plan. While this level of parking is acceptable, it is noted that plot 7 will include an integral garage and will provide a total of 3 parking spaces. As this exceeds the upper limit (2 spaces) required by the Council's parking standards, it is recommended that one of the spaces is removed.

In terms of cycle parking, the document informs that this will be provided in accordance with the Council's standards but does not provide further detail. As a result, the provision of this cycle parking is required to be secured by way of a planning condition.

An assessment has been undertaken within the TS of the parking demand associated with the proposed doctor's surgery, based on trip rates identified from similar sample sites selected from within the TRICS Database. Notwithstanding the size and location of some sample sites, the trip rates are comparable to those which would be expected and are therefore accepted.

When reviewing the parking assessment, this considers the hourly parking accumulation between 0700 and 1900, which identifies a maximum demand for 7 parking spaces in any one hour. However, a more accurate assessment would be to consider the parking accumulation at ½ hourly intervals.

Nevertheless, from reviewing associated floor plans and making assumptions in relation to the number of staff that would be employed (assumed 7 No, medical and 10 ancillary staff based on the building layout), no more than 11 car parking spaces are required to be provided in accordance with the Council's parking standards.

While 22 car parking spaces will be provided to serve the surgery, it is noted that the car park will also be used for the dropping off/picking up of pupils attending the adjacent Clifton Hampden Primary School, which currently takes place within the existing Village

Hall car park and along the adjacent highway (resulting in significant congestion). As a result, the proposed car parking provision is acceptable in this instance.

When considering car parking associated with the village hall, it is noted that 9 dedicated spaces will be provided, with a further 5 spaces to be shared with users of the existing allotments within the site. As this is the same as the current arrangement, it is therefore accepted.

In terms of cycle parking to be provided for the doctor's surgery and Village Hall, the TS informs that a total of 22 spaces will be located within the curtilage of the surgery, which is accepted. However, details of layout etc. will be required to be provided as part of a planning condition.

Access

Access to the site will be provided via a simple priority junction along the A415 - Abingdon Road. Visibility from the access is proposed at 2.4m x 59m to the west and 2.4m x 71m to the east, which is in accordance with associated standards, based on speed surveys provided within the TS.

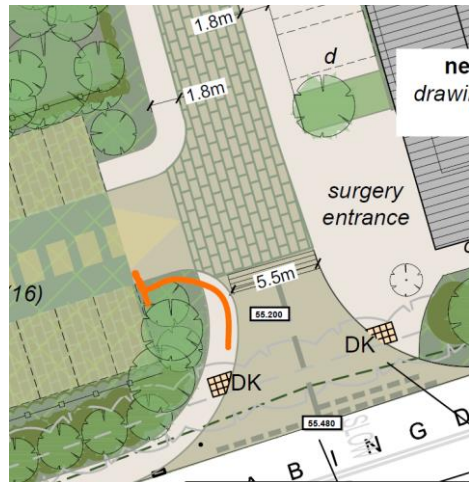
As requested as part of the initial pre-application submission, an assessment of the proposed access was required in order to establish the need for the provision of a right turn lane. However, this has not been undertaken and instead, it is proposed to provide "Keep Clear" road markings across the access to assist right turning traffic.

The TS justifies this based on the low number of traffic flows associated with the site and the reduction in traffic along the A415 – Abingdon Road, which will occur once the proposed Housing Infrastructure Funding (HIF) improvement works have been completed in Spring 2026.

From further review, it is noted that the traffic flows associated with the development would not be high within peak hours and the proposed HIF improvements would significantly reduce background traffic along the adjacent highway. As a result, it is considered that the provision of "Keep Clear" road markings are appropriate.

Layout

The layout of the site is generally acceptable. However, the footway to the west of the site access is required to be extended into the surgery car park as shown below.



Additionally, the proposed footways within the site are required to be provided at a width of 2.0m (not 1.8m) in accordance with the Council's Street Design Guide.

Paddock Site

Parking

As noted above, the proposals will include the construction of 3 No. dwellings and a burial garden/cemetery, which will provide an extension to the existing facility in Clifton Hampden.

The TS states that car parking will be provided in accordance with the Council's adopted standards for the proposed dwellings and informs that 6 allocated/resident spaces (2 per dwelling) plus 2 unallocated/visitor spaces will be provided.

However, when taking account of integral garages, it is noted that each dwelling will be provided with 4 parking spaces, which exceeds the upper limit (2 spaces per dwelling) required by the Council's parking standards. As a result, it is recommended that the over provision of parking is removed.

When reviewing car parking associated with the proposed burial garden/cemetery, it is noted that an informal grasscreate paved area will be provided that will accommodate 18 cars. While the Council has no specific standards for this use, based on the informal nature of the parking area and its use, it is considered that this level of parking would be appropriate.

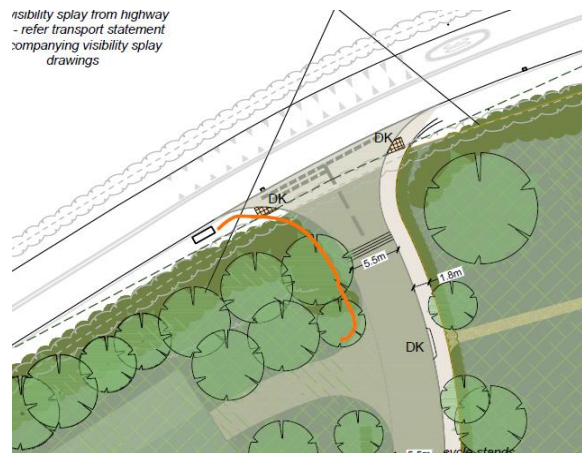
Access

Access to the site will be provided via a simple priority junction along the A415 - Abingdon Road. Visibility from the access is proposed at 2.4m x 144m to the southwest and 2.4m x 103m to the northeast, which is in accordance with associated standards, based on the speed surveys provided within the TS.

While it is noted that there is a fall in the carriageway level to the west of the access, a cross-section has been provided within the TS, which demonstrates that the required visibility is achievable.

Layout

The layout of the site is generally acceptable. However, the footway along the A415-Abingdon Road adjacent to the site access is required to be extended into the site as shown below.



Assessment Methodology and Impact

An assessment of road traffic accidents along the adjacent highway network has been undertaken within the TS for the latest five-year period between 2017 and 2022, based on data held by the Council. From reviewing the data, it is noted that a total of 11 collisions occurred within the study area, 9 of which were slight in nature and 2 were serious. While most collisions were “shunt” type and were attributed to driver error, there appears to be no established patterns relating to cause at any specific location. Additionally, there were no recorded incidents along the A415 - Abingdon Road, adjacent to the Allotment or Paddock site.

The TS has undertaken an assessment of the net increase in traffic associated with the development along the adjacent highway network. From reviewing the assessment, it is noted that this would equate to approximately 13 two-way trips in both the AM and PM peak hours.

When considering the additional traffic as a result of the development, it is noted that the Council has previously objected to proposals that would result in any increase within the locality of the site, as this would be severe and therefore unacceptable, without the planned HIF infrastructure works. However, it is noted that contracts in relation to funding of the infrastructure works have now been signed and a delivery programme

identified as Spring 2026. As a result, the Council has adopted a Releasing Development Strategy (RDS) that will allow some development to proceed before the HIF works are completed.

The proposals fall within the Tier 3 category of the RDS, which informs those developments will be assessed on their merits and on/off site infrastructure together with appropriate financial contributions will be sought alongside occupation controls.

As a result, based on the increase in development traffic, the required mitigation and financial contributions, the impact along the highway network is accepted prior to the HIF works being completed.

Mitigation

The TS informs that the public rights of way adjacent to the site will be upgraded by way of resurfacing and enhanced signage. The improvements will be undertaken along footpath No's. 171/1, 171/2 and 171/10 and are considered necessary in order to promote active and sustainable means of travel to/from the development.

The improvements are particularly relevant to footpath 171/10, which will provide a direct route from the development to the Culham Science Centre to the west, once the planned HIF infrastructure works have been completed. The improvements to the public rights of way are required to be provided as part of a S278 agreement.

As identified as part of the previous pre-application submission, a 3.5m wide cycle/footway is required to be provided across the frontage of both sites. The cycleway/footway will form part of a future link between Berinsfield and Cullham, as identified within the SODC Local Plan (Policy STRAT10i) and supported by OCC's Local Transport and Connectivity Plan (LTCP).

However, the TS states that the cycle link is to be provided along the southern side of Abingdon Road and it is not necessary to provide a link across the frontage of the Allotments site to the north. Furthermore, the applicant argues it is unnecessary to deliver such a significantly wide connection at an early stage, based on the low number of pedestrian movements from the Paddock site and the impacts on landscaping, ecology and heritage.

Nevertheless, notwithstanding the above, it is noted that detailed feasibility studies have not yet been undertaken in relation to the provision of the cycle/footway link. As a result, it is still undecided on which side of the carriageway the link will be located and this could be provided along both sides.

Furthermore, the cycle/footway link is a strategic facility that is identified and proposed within the SODC Local Plan and supported by OCC's Local Transport and Connectivity Plan. As a result, the link is required to be provided as part of this development along

the frontage of both the Allotment and Paddock sites, either alongside the carriageway or behind adjacent hedgerows within either site.

The Council previously informed that a Toucan crossing is required to be provided along the A415 - Abingdon Road, within the vicinity of the development and the existing national speed limit/30mph transition relocated further to the west.

The TS acknowledges the relocation of the speed limit transition but argues that the provision of a Toucan crossing is not necessary and this would be disproportionate to the development. Instead, it is proposed to provide uncontrolled crossing points along the highway with the provision of dropped kerbs and tactile paving.

While it is accepted that cycle/pedestrian flows between each land parcel would not be high, based on the nature of Abingdon Road (busy classified highway and a bus route), as a minimum, the uncontrolled crossing point adjacent to the Paddock site is required to be provided with a pedestrian/cyclist refuge. This is justified based on the Councils LCTP, which prioritised travel by walking and cycling above all other modes and seeks to ensure that all new developments have safe and attractive walking connections to the site.

Road Safety Audit

A Stage 1 Road Safety Audit (RSA) has been provided in relation to the means of access to each site. However, should planning permission be granted, it should be noted that an RSA will be required to be undertaken as part of a S38/Private Streets Agreement, in relation to the internal layout of the Allotment site.

Notwithstanding the above, the RSA has identified an issue in relation to forward visibility along Abingdon Road to the proposed uncontrolled pedestrian crossing, located adjacent to the Paddock site. The designer's response informs that forward visibility will be provided in accordance with DMRB standards for a 30mph speed limit. However, notwithstanding the proposed reduction of the existing speed limit to 30mph along the highway, forward visibility is required to be provided based on recorded 85th percentile speeds.

Public Transport

There are existing bus stops located adjacent to the Allotment site along Abingdon Road. The westbound bus stop is provided with a layby and shelter, which is in a state of disrepair and the eastbound bus stop is provided with a layby only. As a result, in order to encourage the use of public transport as an alternative to the private car, two new bus shelters, flag signs and timetable boards are required to be provided as part of a S278 agreement at each location.

Additionally, there are two bus services (service 45 and 95) that operate between Abingdon/Oxford and the Culham Science Centre/Didcot, which will serve the proposals

and are financed solely by developer contributions. As a result, in order to ensure the continued availability of public transport facilities to serve the development, a financial contribution of £19,261.00 (index linked December 2021) is required. The contribution is based on the Council's standard rate of £1133.00 per dwelling, which is applied to all other similar adjacent developments.

Officer's Name: [REDACTED]

Officer's Title: Development Control Consultant (Transport)

Date: 29/03/2023

Application no: Neighbourhood Development Order

Location: Two sites – northern site, land north of Abingdon Road, Clifton Hampden known as the Allotments Site (14 dwellings, Doctors Surgery, extension to Village Hall, retention of allotment gardens). Southern site, land south of Abingdon Road, Clifton Hampden, known as the Paddocks Site (3 dwellings, Burial Garden/Cemetery).

Education Schedule

The scale of housing development proposed in this NDO would be expected to generate 4 additional primary school pupils, and 3 additional secondary school pupils.

The primary school serving the area is Clifton Hampden CE Primary School. When Culham Parochial Primary School closed in 2019, Clifton Hampden CE Primary School increased their annual intake from 10 to 15 to accommodate the displaced pupils, and the school is expected to have sufficient capacity to absorb the scale of population growth related to the NDO.

The NDO, in consultation with Clifton Hampden CE Primary School, indicates an intention to make a financial contribution of £150,000 to the school for enhancements to their facilities. This would be a clear benefit to the local community, but as it would not fit within the definition of expansion of the school, the county council does not seek a Section 106 contribution towards primary education capacity.

Given the scale of expected population growth resulting from this NDO, the county council also does not seek a Section 106 contribution towards secondary or special education capacity.

Officer's Name: [REDACTED]
Officer's Title: Pupil Place Planning Manager
Date: 23/03/2023

Application no: Neighbourhood Development Order

Location: Two sites – northern site, land north of Abingdon Road, Clifton Hampden known as the Allotments Site (14 dwellings, Doctors Surgery, extension to Village Hall, retention of allotment gardens). Southern site, land south of Abingdon Road, Clifton Hampden, known as the Paddocks Site (3 dwellings, Burial Garden/Cemetery).

Lead Local Flood Authority

Recommendation:

Issues to be resolved

Key Issues

- The proposed greenfield runoff rate is completely wrong
- Incorrect Cvs have been used

Detailed comments:

The greenfield rate for the site is incorrectly calculated as being for the entire site; it should be calculated for the impermeable area (0.73 ha) as 0.95 l/s for the proposed site. This flow is probably too low to be managed but an outflow of 2 l/s should be targeted. This will increase the storage volumes required.

The default software values of Cv are used. These must be reset in accordance with the Oxfordshire Flood Toolkit, Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire, Appendix D, Page 35. Again, the storage volume required will be increased.

Planning Conditions:

Condition 1:

Construction shall not begin until a detailed surface water drainage scheme for the site, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include:

- A compliance report to demonstrate how the scheme complies with the “Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire”;
- Full drainage calculations for all events up to and including the 1 in 100 year plus 40% climate change and 10% urban creep (Note: the Cv values should be set to 0.95 for roofs and 0.90 for paved areas and MADD should be 0.0);

- A Flood Exceedance Conveyance Plan;
- Comprehensive infiltration testing across the site to BRE DG 365 (to include three tests at each location and using the full depth of the trial pit);
- Detailed design drainage layout drawings of the SuDS proposals including cross-section details;
- Detailed maintenance management plan in accordance with Section 32 of CIRIA C753 including maintenance schedules for each drainage element;
- Details of how water quality will be managed during construction and post development in perpetuity; and
- Consent for any connections into third party drainage systems

Reason:

To ensure that there is no flooding due to the site drainage and that the water environment is protected.

Condition 2:

Prior to first occupation, a record of the installed SuDS and site wide drainage scheme shall be submitted to and approved in writing by the Local Planning Authority for deposit with the Lead Local Flood Authority Asset Register. The details shall include:

- As built plans in both .pdf and .shp file format;
- Photographs to document each stage of the drainage system on site;
- Photographs of the completed installation of the drainage structures on site;
- The name and contact details of any appointed management company.

Reason:

In accordance with section 21 of the Flood and Water Management Act 2010.

Officer's Name: XXXXXXXXXX
Officer's Title: Flood Risk Engineer
Date: 15/03/2023

Application no: Neighbourhood Development Order

Location: Two sites – northern site, land north of Abingdon Road, Clifton Hampden known as the Allotments Site (14 dwellings, Doctors Surgery, extension to Village Hall, retention of allotment gardens). Southern site, land south of Abingdon Road, Clifton Hampden, known as the Paddocks Site (3 dwellings, Burial Garden/Cemetery).

Archaeology

Recommendation:

Issues to be resolved.

Comments:

We would reiterate our comments as previously provided (dated 3.10.22) and as set out below in regard to the proposed NDO.

We have previously made comment on these sites as part of previous pre-application consultations under the reference P19/S1012/PEJ (dated 17/04/2019) and P21/S4383/PEJ (dated 25/10/2021) wherein we highlighted the sites to lie within an area of archaeological interest and potential and made recommendation that an archaeological desk based assessment be implemented in the first instance to inform as to their proposed development.

The recommended archaeological desk based assessment has now been undertaken by Oxford Archaeology (October 2020) and submitted with the proposed Neighbourhood Development Order (NDO). This assessment concludes that a moderate to high potential for archaeological remains dating from the prehistoric to medieval period may be present on the proposed NDO sites, this including possible earthwork remains and/or potential burials, any remains of which are likely to have been subject to minimal disturbance and be well preserved.

As such, and in consideration of the conclusions drawn by the submitted assessment and in accordance with the National Planning Policy Framework (NPPF 2021) paragraph 194, we would therefore recommend that, prior to the determination of the proposed NDO the applicant should be responsible for the implementation of an archaeological field evaluation (geophysical survey and trial trenching).

This must be carried out by a professionally qualified archaeological organisation and should aim to define the character and extent of the archaeological remains within the application area, and thus indicate the weight which should be attached to their preservation. This information can be used for identifying potential options for

minimising or avoiding damage to the archaeology and on this basis, an informed and reasonable decision can be taken.

Officer's Name: County Archaeology Team

Officer's Title: Archaeologist

Date: 17/03/2023

Application no: Neighbourhood Development Order

Location: Two sites – northern site, land north of Abingdon Road, Clifton Hampden known as the Allotments Site. Southern site, land south of Abingdon Road, Clifton Hampden, known as the Paddocks Site. Proposed development for each of these sites are provided below.

Waste Management

Recommendation:

No objection subject to S106 contributions

Legal agreement required to secure:

No objection subject to:

- S106 Contributions as summarised in the tables below and justified in this Schedule.

Contribution	Amount	Price base	Index	Towards (details)
Household Waste Recycling Centres	£1,597	327	BCIS All-In TPI	Expansion and efficiency of Household Waste Recycling Centres (HWRC)

S106 obligations and their compliance with Regulation 122(2) Community Infrastructure Levy Regulations 2010 (as amended):

£1,597 Household Waste Recycling Centre Contribution indexed from Index Value 327 using BCIS All-in Tender Price Index

Towards:

The expansion and efficiency of Household Waste Recycling Centre (HWRC) capacity.

Justification:

1. Oxfordshire County Council, as a Waste Disposal Authority, is required under the Environmental Protection Act 1990 (Section 51) to arrange:

“for places to be provided at which persons resident in its area may deposit their household waste and for the disposal of waste so deposited”;

and that

“(a) each place is situated either within the area of the authority or so as to be reasonably accessible to persons resident in its area;

(b) each place is available for the deposit of waste at all reasonable times (including at least one period on the Saturday or following day of each week except a week in which the Saturday is 25th December or 1st January);

(c) each place is available for the deposit of waste free of charge by persons resident in the area;”.

2. Such places are known as Household Waste Recycling Centres (HWRCs) and Oxfordshire County Council provides seven HWRCs throughout the County. This network of sites is no longer fit for purpose and is over capacity.
3. Site capacity is assessed by comparing the number of visitors on site at any one time (as measured by traffic monitoring) to the available space. This analysis shows that all sites are currently ‘over capacity’ (meaning residents need to queue before they are able to deposit materials) at peak times, and many sites are nearing capacity during off peak times. The proposed development will provide 17 dwellings. If each household makes four trips per annum the development would impact on the already over capacity HWRCs by an additional 68 HWRC visits per year.
4. Congestion on site can reduce recycling as residents who have already queued to enter are less willing to take the time necessary to sort materials into the correct bin. Reduced recycling leads to higher costs and an adverse impact on the environment. As all sites are currently over capacity, population growth linked to new housing developments will increase the pressure on the sites.
5. The Waste Regulations (England and Wales) 2011 require that waste is dealt with according to the waste hierarchy. The County Council provides a large number of appropriate containers and storage areas at HWRCs to maximise the amount of waste reused or recycled that is delivered by local residents. However, to manage the waste appropriately this requires more space and infrastructure meaning the pressures of new developments are increasingly felt. Combined with the complex and varied nature of materials delivered to site it will become increasingly difficult over time to comply with the EU Waste Framework Directive 2008, enacted through the Waste Regulations (England and Wales) 2011 (as amended), maintain performance and a good level of service especially at busy and peak times.

Calculation:

Space at HWRC required per dwelling (m ²)	0.18	Current land available 41,000m ² , needs to increase by 28% to cope with current capacity issues. Space for reuse requires an additional 7%. Therefore, total land required for current dwellings (300,090) is 55,350 m ² , or 0.18m ² per dwelling
Infrastructure cost per m ²	£275	Kidlington build cost/m ² indexed to 327 BCIS
Land cost per m ²	£247	Senior Estates Surveyor valuation
Total land and infrastructure cost /m ²	£522	
Cost/dwelling	£93.96	
No of dwellings in the development	17	
Total contributions requested	£1,597	

This response is based on information currently available - any application will be based on the information available at that time so any contribution amount may change.

Detailed comments:

Oxfordshire councils have ambitious targets to reduce the amount of waste generated and increase the amount recycled as demonstrated in our Joint Municipal Waste Management Strategy 2018-2023. Enabling residents of new dwellings to fully participate in district council waste and recycling collections is vital to allow Oxfordshire's high recycling rates to be maintained and reduce the amount of non-recyclable waste generated.

The final design must be in accordance with waste management policies in South Oxfordshire District Council's waste planning guidance.

Bin storage areas must be able to accommodate the correct number of mixed recycling, refuse and food recycling bins; be safe and easy to use for residents and waste collection crews and meet the requirements of the waste collection authority.

The development will increase domestic waste arisings and the demand for all waste management services including Household Waste Recycling Centres (HWRCs).

Officer's Name: [REDACTED]

Officer's Title: Waste Strategy Projects Officer

Date: 31/03/2023

Response 89

Respondent Details

[REDACTED]
[REDACTED] [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] [REDACTED]

Q1. Are you completing this form as an:
Organisation

Your comments

<p>Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood Development Order below. When commenting, you should bear in mind that the examiner will mainly assess the order against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
Response received via email. Please see attachment.

Q3. You can upload supporting evidence here.
<ul style="list-style-type: none">File: PL00786563 reg 16.pdf [REDACTED]

Your details and future contact preferences

<p>Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.</p>						
<table><tr><td>Title</td><td>-</td></tr><tr><td>Name</td><td>[REDACTED]</td></tr><tr><td>Job title (if relevant)</td><td>Business Officer (South East Region)</td></tr></table>	Title	-	Name	[REDACTED]	Job title (if relevant)	Business Officer (South East Region)
Title	-					
Name	[REDACTED]					
Job title (if relevant)	Business Officer (South East Region)					

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

Organisation (if relevant)	Historic England
Organisation representing (if relevant)	-
Address line 1	-
Address line 2	-
Address line 3	-
Postal town	-
Postcode	-
Telephone number	-
Email address	██████████@HistoricEngland.org.uk

Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the order?

████████████████████



Dear Sir/madam,

Ref: Burcot and Clifton Hampden Neighbourhood Plan Regulation 16 Consultation

Thank you for inviting Historic England to comment on the Regulation 16 Submission version of this Neighbourhood Plan.

We do not consider it necessary for Historic England to provide detailed comments at this time. We would refer you to any previous comments submitted at Regulation 14 stage, and for any further information to our detailed advice on successfully incorporating historic environment considerations into a neighbourhood plan, which can be found here: <https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>.

We would be grateful if you would notify us on e-seast@HistoricEngland.org.uk if and when the Neighbourhood Plan is made by the council. To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed plan, where we consider these would have an adverse effect on the historic environment.

Please do contact me if you have any queries.

Yours sincerely,

██████████
Business Officer
E-mail: ██████████@historicengland.org.uk

From: [REDACTED] <[REDACTED]@HistoricEngland.org.uk>
Sent: 05 April 2023 16:45
To: Planning Policy S&V
Subject: Clifton Hampden Neighbourhood Development Order - consultation response

****EXTERNAL****

Dear South Oxfordshire District Council,

Thank you for consulting Historic England on the proposals for a Neighbourhood Development Order at Clifton Hampden.

We have reviewed the documentation and have no comments to make.

Best regards,

[REDACTED]
Inspector of Historic Buildings and Areas
Tel: [REDACTED]

Work with us to champion heritage and improve lives. Read our Future Strategy and get involved at historicengland.org.uk/strategy.

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If in any doubt, the grammar and spelling are poor, or the name doesn't match the email address then please contact the sender via an alternate known method.

Response 90

Respondent Details

[REDACTED]

[REDACTED] [REDACTED]
[REDACTED]
[REDACTED] [REDACTED]
[REDACTED] [REDACTED]

Q1. Are you completing this form as an:

Organisation

Your comments

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood Development Order below. When commenting, you should bear in mind that the examiner will mainly assess the order against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

Response received via email. [REDACTED]

Good Afternoon [REDACTED],

I have done a check of both Magnox Harwell and UKAEA Culham site's location and if anything effects a land use planning for both the Clifton Hampden and Burcott Neighbourhood plans, I have done a response for both Harwell and Culham as these fall under two different regulators. Magnox Harwell – Magnox Harwell has 3km Land has an Outer Consultation Zone set by the Office of Nuclear Regulation(ONR). Clifton Hampden and Burcott fall well outside the 3km land use planning there is no need for Emergency planning to respond to consultation as none of the planning effects any Emergency off-site arrangements or plans.

Magnox Ltd Harwell, Under Regulation 4 of REPPiR 2019, have concluded that there is no potential for a radiation emergency there is no legislative requirement for Oxfordshire County Council as the Lead Local Authority to produce any offsite Emergency Arrangements for the Magnox Harwell site.

However as recognised at the Magnox Ltd Harwell External Agencies Liaison Group meeting on the 10 December 2019, maintaining similar arrangements to those required by a 1km Outline Planning Zone(OPZ) would be proportionate and good practice due to the close proximity of large numbers of members of the public to the site, the nature of any hazards which may evolve during decommissioning and activities not in the scope of REPPiR.

UKAEA Culham – UKAEA Culham is not a ONR Licenced site and has no requirement for land use planning consultation, Culham is Regulated by the Health and Safety Executive.

Based on information supplied by the site it has been determined that there is very low likelihood that hazards identified by UKAEA could lead to an off-site radiation emergency as defined under REPPiR-19. This means there is the potential to meet or exceed the 1 mSv (one millisievert) radiation threshold for members of public, it has been determined by Oxfordshire County Council that REPPiR-19 is

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood Development Order below. When commenting, you should bear in mind that the examiner will mainly assess the order against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

applicable under these regulations an off-site emergency plan would be required and an outline planning zone) OPZ) of 1km radius has been agreed.

For the purpose of the Neighbourhood Development Order (NDO) and the Neighbourhood Plan there are no planning proposals within these documents that would affect any Emergency Planning that is not already in place, although some of the proposed developments will fall within the 1 km outline planning zone(OPZ) under the REPPIR regulations.

Clifton Hampden School sits just outside the OPZ but is included in the call cascade in an activation of the offsite plan, any extension of the School due to expansion will be picked up by our team as the numbers of students would need to be included in the Emergency plan.

Kind Regards
[Redacted]

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

Title	-
Name	[Redacted]
Job title (if relevant)	Emergency Planning Officer
Organisation (if relevant)	Oxfordshire County Council
Organisation representing (if relevant)	-
Address line 1	Oxfordshire Fire And Rescue Service HQ
Address line 2	Sterling Road
Address line 3	-

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

Postal town	Kidlington
Postcode	OX5 2DU
Telephone number	-
Email address	██████████@oxfordshire.gov.uk

Response 91

Respondent Details

[REDACTED]

[REDACTED] [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] [REDACTED]

Q1. Are you completing this form as an:

Organisation

Your comments

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood Development Order below. When commenting, you should bear in mind that the examiner will mainly assess the order against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

Response received via email. Please see attachment.

Q3. You can upload supporting evidence here.

- File: CPRE South Oxfordshire District - CH NDO & NDP response April 2023.pdf - [REDACTED]

Public examination

Q6. Most neighbourhood development orders are examined without the need for a public hearing. If you think the order requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Burcot and Clifton Hampden Neighbourhood Development Order:

Yes, I request a public examination

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

Title	-
Name	██████████
Job title (if relevant)	-
Organisation (if relevant)	Campaign to Protect Rural England
Organisation representing (if relevant)	-
Address line 1	20 High Street
Address line 2	-
Address line 3	-
Postal town	Watlington
Postcode	OX49 5PY
Telephone number	-
Email address	██████████@gmail.com



The countryside charity
Oxfordshire

Campaigning to protect our rural county

Planning Policy Dept
South Oxfordshire District Council
Via email: planning@southandvale.gov.uk

CPRE South Oxfordshire District
c/o CPRE Oxfordshire
20 High Street
Watlington
Oxfordshire OX49 5PY

Tel: 01491 612079
campaign@cpreoxon.org.uk
cpreoxon.org.uk

11 April 2023

Response to:

- Clifton Hampden Neighbourhood Plan
- Clifton Hampden Neighbourhood Development Plan

Objection

The Campaign to Protect Rural England Oxfordshire works to improve, protect and preserve the landscape of Oxfordshire and its towns and villages for the benefit of everyone.

CPRE policy is that Green Belt land should not be sacrificed unless the development proposed is clearly essential in the public interest AND can only reasonably be satisfied **on the particular site** proposed.

The NPPF puts this in a different and less succinct way at para 141 where it says:

141. Before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, the strategic policy-making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development. This will be assessed through the examination of its strategic policies, which will take into account the preceding paragraph, and whether the strategy:

- (a) makes as much use as possible of suitable brownfield sites and underutilised land;
- (b) optimises the density of development in line with the policies in [chapter 11](#) of this Framework, including whether policies promote a significant uplift in minimum density standards in town and city centres and other locations well served by public transport; and
- (c) has been informed by discussions with neighbouring authorities about whether they could accommodate some of the identified need for development, as demonstrated through the statement of common ground.

This is the process the Neighbourhood Plan should have gone through. It should have explained why the developments proposed were essential (rather than just desirable) and if so, why they could only be reasonably located on the land earmarked, including examining alternatives in other authorities like Culham and Berinsfield.

In fact, the legal opinion that the “NDO is compliant with ‘the spirit’ of H8 of the SO Local Plan” cannot be sustained – it is either compliant or not compliant. Even if it could, the NDO would still fail the VSC (very special circumstances) test. Point 2 of H8 states:

“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).” In looking at the SODC planning website there have been 14 net new dwellings granted since



the 2011 Census which recorded 240 dwellings in the parish – which is a net increase of **5.8%** so the parish has **complied with H8 in any case without the NDO.**

More medical facilities and houses are in the general public interest (if there is a proven shortage) but the Local Plan has already removed “protected” Green Belt land to construct 3,500 and 1,700 new homes in Culham and Berinsfield, which will greatly add to coalescence of villages in the Green Belt within a one-mile radius of the parish and will harm the openness of the Green Belt (NPPF Para 148). Additional new GP practice capacity is provided in the Local Plan, with the 600+ residents of the Clifton Hampden parish already provided for in their local facility.

The fundamental problem with the NP and the NDO is para 141 quoted above and our own more succinct version of what it conveys. The NP **MUST** be in accordance with National Policy and with SODC STRAT 6. The NP is not in accordance because it does not *prove* the special circumstances for the development proposed to be both necessary and only reasonably accommodated on Green Belt land in Clifton Hampden. The NDO also contradicts government policy of conserving and enhancing the historic environment, (ENV 6, ENV7 and ENV8) as it seeks to build on a conservation area. It is also contrary to the policy (DES 8) of promoting sustainable design, in that it takes good agricultural land out of production.

A summary of concerns on the five reasons given by the NDO Counsel’s opinion as supporting VSCs:

VSC1 1) Meeting housing need. This is not relevant in terms of district council policy. Nor does the proposed development meet the affordable housing target of 40%.

VSC 2) Doctor’s surgery. The doctor’s surgery may be a benefit, but it is not clear and the doctors have not signed any legally binding agreements.

VSC 3) Absence of alternatives. The lack of alternative sites is a matter for the examiner and SODC on the evidence.

VSC 4) Community Land Trust. Even if the NDO is led by the PC, how is this of itself a distinct benefit which can attract positive weight in the planning balance as an “other consideration under NPPF para148.”

VSC 5) Very strong community support. This is “very open to question,” especially in light of the level of objections received in the reg.21 consultation. As events in the parish over the last year have confirmed, there is substantial opposition to the NDO.

Our concerns on the Very Special Circumstances (VSC) claims in detail:

On VSC 1, is a spurious argument that the proposals will provide new housing within the parish to meet its needs. The scheme is not delivering enough affordable housing, nor is there a demonstrable need for housing. The proposed mix is not in line with what is proposed in the applicant’s own housing need assessment report. It therefore cannot be argued to be providing housing in a way that amounts to a VSC. The scheme does not provide that the affordable units are only to be occupied by local people and nor can they be nominated to local people. Therefore, the affordable and market units are nothing more than a developer-designed scheme that maximises profitability.

On VSC2, that the NDO will deliver a much-needed surgery, there is still great uncertainty about the attitude of the doctors involved. There is a danger the community will be left with an empty building. (This worry is specifically reflected in the Parish Council & #39’s own NDO Steering Group minutes - <https://cliftonhampden.org.uk/wp-content/uploads/2023/01/Development-Steering-Committee-minutes-meeting-held-over-14-October-and-16-December-2022-Approved-Version.pdf> - see point 13. Section J).

A firm and binding commitment from the GPs is lacking. Nor is there any evidence that healthcare provision will be significantly improved as a result of the NDO.



On VSC3, that there are no alternative sites, the planning expert says that the residents of the parish were not allowed to examine this issue. It was all decided behind closed doors. Perhaps many residents would have been happy if the surgery was relocated to Berinsfield or Culham or alternative sites bordering the village to prevent further traffic into the centre of the village.

On VSC5, that there is “very strong” community support, that whilst there is evidence of support, there is also strong evidence of opposition, especially during the last consultation.

The Neighbourhood Plan ignores the needs of the residents of Burcot (whose participation has been resisted) and therefore does not consider the wishes of the larger group of the two communities in the parish.

In conclusion, the openness of our parish will be harmed by the NDO. In fact, NPPF para 148 says Substantial Weight is to be given to any harm to the GB. **This has not happened.** The ‘harms’ that will result from the NDO include:

- a) “Definitional harm” by reason of the inappropriateness of the development in the GB.
- b) Harm to the openness of the GB
- c) Harm arising from conflict with the purposes of including land within the GB.
- d) The extent of each of these harms is a matter of judgement for the examiner and SODC.
- e) Weight to be given to harms to the GB is dictated by national policy (NPPF para 148), noting that “substantial weight” should be given to harms to the GB.
- f) Examiner/SODC must also take into account “any other harms”, e.g. harms to the character and appearance of the area.
- g) It is accepted that there will be harm to the CH Conservation Area – another “harm” to be factored into the VSC balance, where it carries “considerable importance and weight.”

Finally, due to the unique nature of this NDO (as highlighted by the SODC planning officer), which is believed to be the first of its kind in the country, it is important that SODC request a Public Hearing with the inspector so that residents and other concerned bodies may participate in an open and transparent manner.

Yours sincerely

The Committee of South Oxfordshire District of CPRE

Response 92

Respondent Details

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

Q1. Are you completing this form as an:

Organisation

Your comments

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood Development Order below. When commenting, you should bear in mind that the examiner will mainly assess the order against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

Response received via email. Please see below:

Dear Sir / Madam,

Thank you for sending through this consultation.

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 they consider our interests would be affected by the proposals made.

Having reviewed the HRA Screening opinion, I can confirm that we are in agreement with the conclusion that there are no likely significant effects of the Burcot and Clifton Hampden NDO on Natura 2000 sites. This is based on the information in the screening report, which indicates that the scale of development in the Neighbourhood Plan and distance from the closest sites means that there are no likely significant effects from air pollution, recreational pressure or hydrological changes.

Please don't hesitate to contact me if you have any further queries about our comments.

Best wishes,
[Redacted]

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

Title	-
Name	██████████
Job title (if relevant)	Sustainable Development Adviser
Organisation (if relevant)	Natural England
Organisation representing (if relevant)	-
Address line 1	-
Address line 2	-
Address line 3	-
Postal town	-
Postcode	-
Telephone number	-
Email address	██████████@naturalengland.org.uk

The following responses were received after the Regulation 16 consultation period had ended.

Response 93

Respondent Details

[REDACTED]

[REDACTED] [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] [REDACTED]

Q1. Are you completing this form as an:

Individual

Your comments

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood Development Order below. When commenting, you should bear in mind that the examiner will mainly assess the order against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

[REDACTED] and I moved into the village 2 years ago and we love the village for the quiet, small and picturesque feeling with all the character it has for years gone by. We support the small village neighbourhood development plan and have no objections to this. For the very small minority in the village that seem to oppose I welcome the opportunity to vote in the referendum.

Many thanks, Sophie [REDACTED]

Public examination

Q6. Most neighbourhood development orders are examined without the need for a public hearing. If you think the order requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Burcot and Clifton Hampden Neighbourhood Development Order:

No, I do not request a public examination

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

Title	Miss
Name	Sophie Knott

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

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Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the order?

██████████████████

Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Development Order consultation?

██████████

Response 94

Respondent Details

[REDACTED]

[REDACTED] [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] [REDACTED]

Q1. Are you completing this form as an:

Individual

Your comments

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood Development Order below. When commenting, you should bear in mind that the examiner will mainly assess the order against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

Response received via letter. Please see attachment.

Q3. You can upload supporting evidence here.

- File: sav_louises_24-04-2023_15-33-30.pdf - [REDACTED]

Public examination

Q6. Most neighbourhood development orders are examined without the need for a public hearing. If you think the order requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Burcot and Clifton Hampden Neighbourhood Development Order:

Yes, I request a public examination

Public examination

Q7. Please state your specific reasons for requesting a public hearing below:

Please see attachment.

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

Title	-
Name	Christine McCulloch
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Objections to Clifton Hampden Neighbourhood Development Order (NDO) and request for a public meeting

From Christine McCulloch 07/04/2023

Main points

1. I wish to **object strongly** to the Clifton Hampden application for a NDO. The NDO breaches both National Planning Framework Guidelines and SODC strategies. The claim for Very Special Circumstances is weak and does not support any encroachment on to the Green Belt and the Conservation Area in the parish of Clifton Hampden and Burcot. My reasons for this objection are set out against planning strategies below.
2. A **public meeting to discuss the NDO is needed** before the referendum because:
 - a) Many people in the Parish have insufficient information about the proposals and are confused about the planning process. A public meeting will stimulate interest and increase the number of people making an informed decision at the referendum.
 - b) The published information on which the referendum will be based contains errors and omissions. For example, there is no firm commitment from the doctor on the new surgery plans, there is no tie to link the new houses to the needs of the parishioners, there is no commitment to high environmental standards nor design to enhance the Conservation Area. More car parking is promised on a false baseline: the NDO claims that the current village hall car park has only 9 spaces whereas 24 cars park there regularly during the school drop and pick up times. It is not clear how the hedgerow masking the Allotments site will be retained when a path for pedestrians is required along the roadway as stipulated in the Road Safety report.

Clifton Hampden NDO and the National Planning Policy Framework (NPPF) Commentary set out in italics below each Policy.

13 Protecting the Green Belt (GB)

Reasons a) to check the unrestricted sprawl of large built-up areas; b) to prevent neighbouring towns merging into one another; c) to assist in safeguarding the countryside from encroachment; d) to preserve the setting and special character of historic towns; and e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Paragraph 147, new buildings encroaching on the Green Belt should not be approved except in very special circumstances.

Development in the GB should only occur where well-served by public transport and accompanied by plans for improving the environmental quality and accessibility of the remaining Green Belt land.

This is the weakest aspect of the NDO, encroachment is undeniable, Openness will be diminished. The GB in Clifton Hampden is precious because it provides a rural break between Berinsfield, Dorchester, and Culham and serves as a recreational resource with access to the Thames, footpaths and picnic

sites. CH & B are not well served by public transport and the setting aside of plot A plus from agriculture to more biodiverse vegetation is not adequate compensation. Indeed, it will involve loss of good agricultural land.

Claims for very strong community support are negated by the results of the most recent consultation when 35 people were opposed to the scheme, seven in favour (two of whom have reservations) and three neutrals. The incoming Parish Council after the May elections will be likely to have a majority of members opposed to the NDO.

16. Conserving and enhancing the historic environment.

Building on Conservation Area land adversely affects the historic environment of the village and views of listed buildings. The number of buildings planned is excessive for the scale and character of the village.

Contamination. Page 153 of the NPPF states that “where a site is affected by contamination or land stability issues, responsibility for securing a safe environment rests with the developer and/or landowner.

On the Paddocks site, some of the houses will be built on the Gault formation where “special precautions are required during and post construction for new build incorporating anti-heave/ shrink measures” yet no assurance is given in the plans for this work to be carried out. Similarly, high levels of Arsenic have been found on the allotments site and it is not clear how the developers will remedy this.

SODC strategies

STRAT 1 The Overall Strategy Policy

SODC has considered the position of Clifton Hampden and Burcot and has decided that the parish should be retained as “washed over” Green Belt with no housing requirement because the targets are being met by building in Berinsfield and Culham nearby.

This GB protection is important to prevent Berinsfield, Dorchester, Clifton Hampden and Culham merging. In addition, the parish has a valuable rural recreational role for walks, fishing, swimming, and other riverine pursuits. The Thames path, the Green Belt path and other public footpaths will be adversely affected by views of the proposed new developments. The Conservation Area protects a village of historical interest with many listed buildings, a valued part of our heritage.

STRAT 6. Green Belt.

If ‘very special circumstances’ allow development, such development should be carefully designed to minimise visual impact. There should be compensatory improvements to environmental quality and accessibility of the remaining Green Belt land.

The visual impact of the development on the Allotments site will be damaging to the Conservation Area. The design of the shed-like surgery and the crowded houses will disturb views of the village hall and will be very visible from the A415, particularly because the screening hedgerow will have to be removed and replaced by a footpath/ cycleway for road safety reasons.

The Paddocks site will replace a beautiful rural scene integral to the Conservation Area and viewed from well-used footpaths, with a mundane suburban development.

The GB in our district has already been encroached by the Culham Science Centre (the promise by the Council for it to be returned to GB after the end of the JET project has been broken), and large new insets are planned for Culham and Berinsfield. This makes the washed over Green Belt status of our parish more precious.

H8 Housing in the Smaller Villages Policy

As a smaller village within the Green Belt, there is **no defined requirement** to contribute towards delivering additional housing (beyond windfall and infill development) to meet the overall housing requirement of South Oxfordshire.

Any additional housing needs are better met by the planned developments in larger villages such as nearby Berinsfield and Culham, where many services may be accessed on foot. There is not a demonstrable need for additional housing on this scale within the parish,

SODC will focus on towns and larger villages to reduce and to move away from car travel.

Burcot and Clifton Hampden are very dependent on cars for access to employment, leisure and most shopping. Only residents of CH access the village shop on foot. The village shop and PO is inaccessible for disabled people, has inadequate parking and sited on a hill making carrying of shopping home problematic.

STRAT 9: Land adjacent to Culham Science Centre. Plans have been published to remove land from the Green Belt for a strategic allocation for 3,500 new homes (with 2,100 to be built in the plan period), employment, retail, and social infrastructure – **including a GP surgery**, a secondary school and a **primary school**.

Strat 10: calls for a new or expanded surgery at Berinsfield and a new school

These plans, 9 and 10, mean that there is no need for Clifton Hampden to provide a new GP surgery nor expand the village school. The NDO does not show how the proposed site for a new, expanded GP surgery has been chosen nor how it would relate to the surgery already planned under Strategy 9. The NDO's Counsel suggests the chosen site is good for access from CH village, but the village residents are likely to be only a tenth or less of the total number of patients being served. Access by car to Clifton Hampden is likely to be predominant, traffic generation, parking problems, lack of room for expansion should be considered and demonstration given of reasons why this site is chosen. The current GP village site, although sloping has room for a modern expanded surgery.

H16 Backland and Infill Development and Redevelopment Policy

Some infill may be permitted in Conservation Areas, but the Paddocks and Allotment sites are integral to the Conservation Area and should not be considered as infill. Infill within the parish has provided 14 new houses since the 2011 census..

EMP10 Development in Rural Areas Policy

The parish is not suited to expansion because it is rural, with high car dependency and inadequate public transport, although a highly subsidised, hourly service in the day has recently been introduced. More parking will be needed to cater for the extra housing and reduction of existing car parking.

ENV1 Landscape and Countryside Policy

The waterscape of River Thames at Clifton Hampden is of rare beauty and interest which attracts tourists from afar as well as being a recreational resource for the district.

ENV3 Biodiversity Policy

Biodiversity will decrease on the building plots; hedgerows will have to be removed for new pedestrian and cycle paths. Paths of migrating mammals (deer, badger, hare, hedgehogs) will be disrupted. Developers have to increase biodiversity by 10%. but it is not clear how this will be achieved.

ENV4 Watercourses Policy

Minor streams may be culverted but SUDS policy not included. Increase in sewage into works already discharging raw sewage into the Thames several days a year

ENV6 Historic Environment Policy

Proposal is **contrary**.

ENV7 Listed Buildings Policy

Proposal is **contrary**.

Views of listed buildings will be spoilt.

ENV8 Conservation Areas Policy.

The proposal is **contrary**.

The new buildings do not conserve or enhance the Conservation Area.

ENV12 Pollution

NDO will add to pollution

Primary and nursery school children whilst waiting several minutes at the traffic lights are currently exposed to large amounts of pollution emitted from cars. Continuing dropoff which involves major road crossing will continue this harm. And the increased traffic generated by an enlarged surgery will add to the pollution.

EP4

The proposal does not follow the aim to direct development to areas with the lowest risk of flooding,

EMP10 Development in Rural Areas Policy

The parish is not suited to expansion because it is rural, with high car dependency and inadequate public transport, although a highly subsidised, hourly 45 service in the day has recently been introduced. More parking will be needed to cater for the extra housing and reduction of existing car parking.

ENV1 Landscape and Countryside Policy

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Biodiversity will decrease on the building plots; hedgerows will have to be removed for new pedestrian and cycle paths. Paths of migrating mammals (deer, badger, hare, hedgehogs will be disrupted. Developers have to increase biodiversity by 10%.

ENV4 Watercourses Policy

Minor stream culverted. SUDS policy not included. Increase in sewage into works already discharging raw sewage into the Thames several days a year. SUDS and rainwater harvesting not included in the scheme.

ENV6 Historic Environment Policy

Proposal is contrary.

ENV7 Listed Buildings Policy

Proposal is contrary.

Views of listed buildings will be spoilt.

ENV8 Conservation Areas Policy.

The proposal is contrary.

The new buildings do not conserve or enhance the Conservation Area.

ENV12 Pollution

Contrary.

Primary and nursery school children whilst waiting several minutes at the traffic lights are currently exposed to large amounts of pollution emitted from cars. Continuing dropoff which involves major road crossing will continue this harm. And the increased traffic generated by an enlarged surgery will add to the pollution.

EP4

Although the chosen sites will not themselves be flooded, expansion of population in a village where floods disrupt the High Stret and access from the south during floods is undesirable.

DES1 Delivering High Quality Development

The building designs proposed will not enhance the Conservation Area and important views of listed buildings will be obscured. For example, the view of the attractive Village Hall will be blocked by the shed-like modern new surgery.

DES 8 Promoting sustainable design

Takes good agricultural land out of production in the field to the north of the Allotments site and in the Paddocks.

H9 Affordable housing.

The number of affordable houses proposed is less than the number recommended under this policy. The affordable housing is separated from the luxury houses and differentiated by size.

TRANS4

An additional TUCAN crossing is needed for safety for the number of school children crossing. A new pedestrian and cycle path is recommended along the frontage of the Allotments site which will mean removing the screening hedgerow.

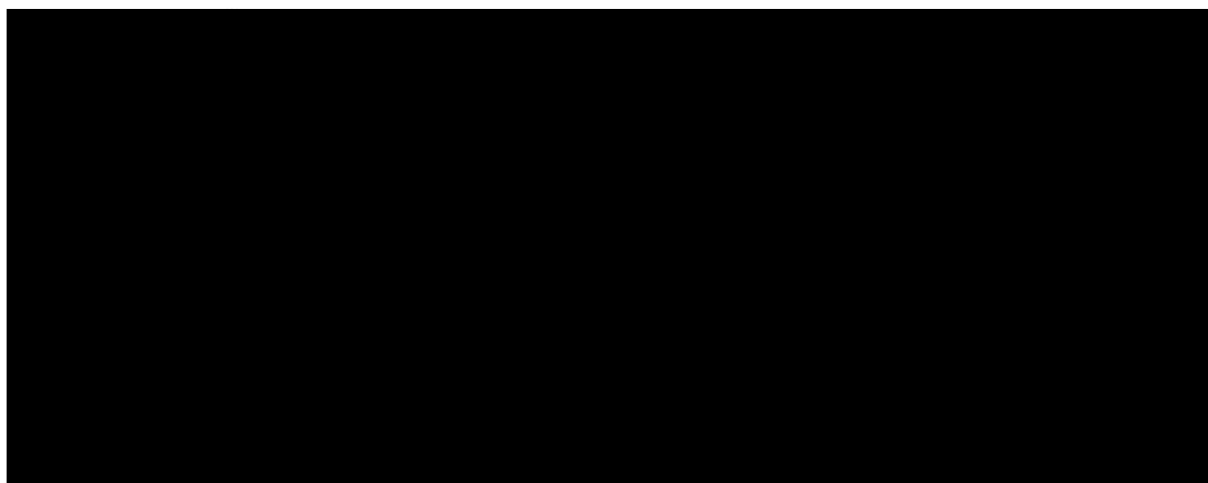
Lack of safe foot pathways through the allotments site. These are needed for the large number of children traversing the site.

Parking is inadequate to cater for the school drop off. Currently around 24 cars pack into the Village Hall carpark at drop off in the mornings and afternoons. The transport plan does not cater for this demand.

The transport assessments do not consider the variety of potential uses of the Village Hall and its need for dedicated parking close to the entrance. In the past, the Village Hall has been used as a nursery/ pre-school, for rock bands, dances, village meetings, art classes, dance classes and dramatic performances. Parking near the entrance to the Village Hall is needed for these activities especially for disabled access and for the carrying of equipment in and out of the hall. yet the plans show a reduced number of spaces for the Village Hall.

from

Christine McCulloch



Response 95

Respondent Details

[REDACTED]

[REDACTED] [REDACTED]
[REDACTED]
[REDACTED] [REDACTED]
[REDACTED] [REDACTED]

Q1. Are you completing this form as an:

Organisation

Your comments

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood Development Order below. When commenting, you should bear in mind that the examiner will mainly assess the order against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

Response received via email. Please see below and attachments.

Hi

The Didcot Garden Team would normally only comment on strategic site applications or Neighbourhood Plan consultations but we wish to acknowledge our support for the proposed Clifton Hampden Neighbourhood Development Order (NDO).

The Didcot Garden Town team supports this community-led NDO for Clifton Hampden, a settlement within the Didcot Garden Town Area of Influence. It is acknowledged that the proposed development is in the Green Belt but Counsel Opinion referred to in the draft Order appears to satisfy the NPPF test of Very Special Circumstances.

However, in addition to affordable homes, new or improved community assets and open space connectivity, we consider that the Order would add further benefit to the Didcot Garden Town Area of Influence if it were to make specific reference to incorporating green technologies such as EV charging points, green energy and sustainable design for homes and green spaces. The Order could also make reference to the potential for community-led art and cultural activities, which could for example relate to the extended village hall and open space including the allotments and burial ground.

I do apologise for the delayed response and hope that this comment can be taken into consideration.

Regards [REDACTED]

Q3. You can upload supporting evidence here.

- File: Didcot Garden Town - Development Guidance - PDF.pdf - [REDACTED]

Q3. You can upload supporting evidence here.

- File: Development Guide PDF.pdf [REDACTED]

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

Title	-
Name	[REDACTED]
Job title (if relevant)	Didcot Garden Town Programme Manager
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Organisation representing (if relevant)	-
Address line 1	Abbey House
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Postcode	OX14 3JE
Telephone number	-
Email address	[REDACTED]@southandvale.gov.uk

Didcot Town Master Plan Planning Principles		Development Related Commentary
DGT Delivery Plan		The garden town will be characterised by design that adds value to Didcot and endures over time; it will encourage pioneering architecture of buildings and careful urban design of the spaces in between, prioritising green spaces over roads and car parks.
Design	Chapter 3 Page 58	All new proposals should show the application of the Council's adopted design guide supplementary planning document and demonstrate best practice design standards.
Design	Chapter 3 Page 58	The garden town will establish a confident and unique identity, becoming a destination in itself that is distinctive from surrounding towns and villages whilst respecting and protecting their rural character and setting.
Local Character	Chapter 3 Page 58	Didcot's identity will champion science, natural beauty, and green living, in part delivered through strengthened physical connections and active public and private sector collaboration with the Science Vale.
Local Character	Chapter 3 Page 58	The garden town will incorporate a variety of densities, housing types and tenures to meet the needs of a diverse community. This will include high density development in suitable locations in central Didcot and near sustainable transport hubs; higher density development will be balanced by good levels of public areas and accessible green space.
Density and tenure	Chapter 3 Page 58	The garden town will reduce reliance on motorised vehicles and will promote a step-change towards active and public transport through the creation of highly legible, attractive and accessible movement network and the appropriate location of housing, employment and leisure facilities.
Transport and Movement	Chapter 3 Page 58	New development in the garden town will enhance the natural environment, increase biodiversity and support climate resilience through the use of traditional measures and new technology
Landscape and green infrastructure	Chapter 3 Page 58	Innovative habitat planting and food growing zones will characterise the garden town and, in turn, these measures will support quality of life and public health.
Social and community benefits	Chapter 3 Page 58	The planning of the garden town will be community-focused, creating accessible and vibrant neighbourhoods around a strong town centre offer of cultural, recreational and commercial amenities that support well-being, social cohesion and vibrant communities.
Social and community benefits	Chapter 3 Page 58	The garden town will embrace community participation throughout its evolution. It will promote community ownership of land and long-term stewardship of assets where desirable.
Enterprise zones	Chapter 4 Page 10	The Science Vale UK enterprise zones welcome innovators of all sizes, with 216 hectares of development opportunities for science and technology businesses.
Assessment criteria for housing development sites	Chapter 6 Page 12	Offer wider housing options to local people who are currently unable to access suitable accommodation
Assessment criteria for housing development sites	Chapter 6 Page 12	Increase the variety of housing types delivered and the quality of design, linked to the design review panel
Assessment criteria for housing development sites	Chapter 6 Page 12	Provide homes which are affordable to and meet the lifestyle needs of local key-workers and those within the wider Science Vale
Assessment criteria for housing development sites	Chapter 6 Page 12	Build to greater density in appropriate town centre locations and near to transport hubs
Assessment criteria for housing development sites	Chapter 6 Page 12	Provide flexible approaches for longer term schemes to respond to changing need over time
Assessment criteria for housing development sites	Chapter 6 Page 12	Support the development of a professional, high quality private rented sector (build to rent)
Assessment criteria for housing development sites	Chapter 6 Page 12	Maximise the total quantity of homes delivered across a broad range of tenures
Assessment criteria for housing development sites	Chapter 6 Page 12	Ensure housing delivery can support and improve other opportunities for the local community, for example access to employment, skills or support
Assessment criteria for housing development sites	Chapter 6 Page 12	Increase provision of purpose built housing for older people and other people with other specialist housing needs
Assessment criteria for housing development sites	Chapter 6 Page 12	Accelerate housing delivery
Landscape Character Assessment plan	Chapter 8 Page 223	See Figure 8.1 to the right
Garden City Principle	Chapter 8 Page 228	Garden cities are places in which human development positively enhances the natural environment
Garden City Principle	Chapter 8 Page 228	New garden cities should yield a net gain in local biodiversity and should adopt plans to achieve the objectives of the biodiversity 2020 strategy
Garden City Principle	Chapter 8 Page 228	A garden city's multi-functional green infrastructure should provide a wide range of benefits for people and the natural environment, including: moderating temperature, mitigating flooding and surface water run-off, supporting biodiversity – green spaces, promoting human health and wellbeing
Garden City Principle	Chapter 8 Page 229	New garden cities should be designed to encourage positive behavioural change in terms of - reduction of carbon: walking, cycling and low-carbon public transport should be the most convenient and affordable modes of transport
Garden City Principle	Chapter 8 Page 229	The 21st century garden city will be characterised by a landscape structure of multi-functional green infrastructure, including the private or shared gardens associated with homes and a surrounding belt of well managed agricultural land
Garden City Principle	Chapter 8 Page 229	As a minimum (and including private gardens), 50 per cent of a new garden city's total area should be allocated to green space (of which at least half should be public) consisting of a network of multi-functional, well managed, high-quality open spaces linked to the wider countryside
Garden City Principle	Chapter 8 Page 229	Homes should have access to private or shared gardens and space to allow local food production from community allotment and/or commercial gardens
Garden City Principle	Chapter 8 Page 229	A fundamental aspect of the garden city model is the provision of an agricultural belt to prevent sprawl and provide a local source of food for the emerging market. This green belt must be properly managed, with urban and rural land management choices linked to ensure access for recreation, energy generation, agricultural production and habitat creation
Garden City Principle	Chapter 8 Page 229	Identify opportunities to create innovative spaces for growing food – e.g. allotments, derelict public open spaces, green roofs
Garden City Principle	Chapter 8 Page 229	Require landscape or green infrastructure plans to demonstrate the potential use of any open space for community food growing
TCPA principles	Chapter 8 Page 231	Connect town with green routes (see Figure 8.5 regarding cycle network)
TCPA principles	Chapter 8 Page 231	create new multi-functional spaces (see figure 8.7, right from page 239)
TCPA principles	Chapter 8 Page 231	Promote growing of local food
TCPA principles	Chapter 8 Page 231	Protect key views
TCPA principles	Chapter 8 Page 231	Formalise green gaps between Didcot Garden Town and villages
TCPA principles	Chapter 8 Page 231	Integrate blue infrastructure
TCPA principles	Chapter 8 Page 231	Upgrade the quality of existing green space
TCPA principles	Chapter 8 Page 231	Re-green existing residential areas
TCPA principles	Chapter 8 Page 231	Ensure coherent planning structure to new developments

Page 172 of Chapter 5

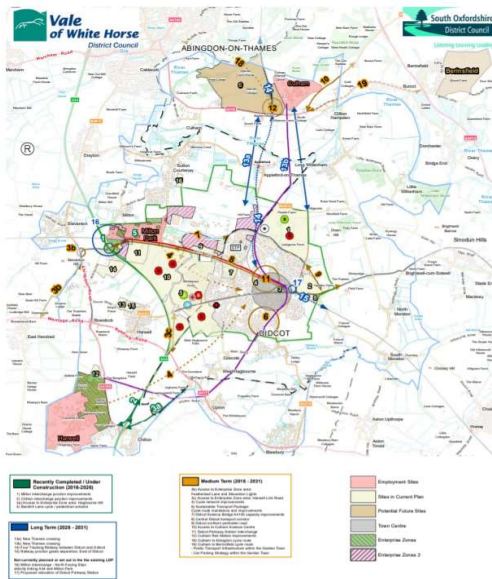


Figure 8.43 - Local sites and planned infrastructure

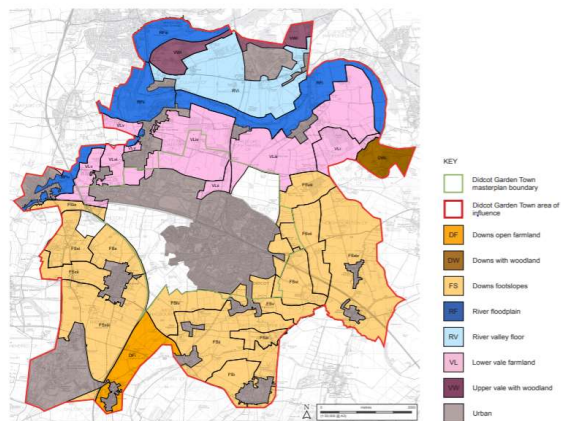


Figure 8.1 - Landscape character assessment plan

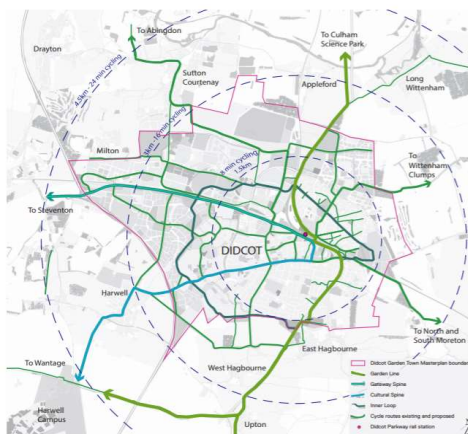


Figure 8.5 - Proposed cycle network

DGT Master Plan Key Priorities	Chapter 9 Page 314	<p>A permeable, connected movement network that equally supports and future proofs all modes of transport</p> <ul style="list-style-type: none"> • Movement strategy to build in flexibility to accommodate future changes in mobility patterns and modes • Roads to be designed as streets • Streets to work equally for all modes of transport including walking and cycling • Streets to be overlooked and well defined by frontage • Where possible, roundabouts to be redesigned as junctions • Development of walkable communities to be encouraged <p>A garden town based on smart principles, where technology is an enabler:</p> <ul style="list-style-type: none"> • Bring technology to the forefront of garden town living and working as reflection of its connection to the Science Vale • Consider enhancement of public spaces with provision of digital technology and WiFi connectivity • All new homes to be enabled with smart technology and energy saving devices including charging points to encourage use of electric cars • Consider technology enabled sustainable transport with the provision of e-bikes and pods <p>Facilitating, encouraging and supporting communities through design:</p> <ul style="list-style-type: none"> • All new developments to consider an integrated approach to the provision of public spaces, landscape and public spaces • Public spaces to be designed to be safe, well lit, overlooked and animated to encourage community interaction • New spaces and places to be inclusive and Disability Discrimination Act (DDA) compliant • Consider function and role of spaces with careful allocation of program focused on community needs, and consider co-location of community facilities • Detail design of the public spaces to include strategy for street furniture and lighting that encourages use and activity
DGT Master Plan Key Priorities	Chapter 9 Page 314	<p>Green surroundings, links and network of spaces form the backbone of the garden town. (see notes in Chapter 8)</p> <p>An extended, enhanced and improved town centre as the heart of Didcot Garden Town:</p> <ul style="list-style-type: none"> • Development within the town centre to showcase high quality architecture and form, providing definition to surrounding streets • Where possible, surface car parking to be avoided making better use of land, • Ground floor uses in town centre buildings to contain uses that create active frontages and help to animate the surrounding spaces • Consider a good balance between built form, massing and open space allowing for implementation of higher and more sustainable densities • Public spaces within the centre to be of high quality soft and hard landscaping
DGT Master Plan Key Priorities	Chapter 9 Page 315	<p>A range of uses and a typology of housing that is varied with an appropriate density:</p> <ul style="list-style-type: none"> • All new developments to provide a range of housing types and tenures including apartment blocks and family houses • Higher densities to be encouraged particularly if they result in increased amount of open space provision • All new housing to comprise of high quality architecture and form • Layout of new housing to encourage community interaction and encourage walking and cycling • Neighbourhoods to be supported by a network of local centres that serve daily functions and complement the town centre • New homes to be equipped with cycle storage <p>Sustainability embedded in every aspect of decision making:</p> <ul style="list-style-type: none"> • Masterplan to enhance the identity and sense of place of Didcot and its context • Masterplan to encourage sustainable forms of movement, walking and cycling in particular • Housing layouts to be energy efficient and to consider densities that support district heating • New developments to be supported by a geographic information system network that encourages biodiversity and enhances the ecology of the area.

South Oxfordshire Local Plan

STRAT 1	Page 24	1. Proposals for development in South Oxfordshire will be assessed using national policy and guidance and the whole of the development plan* and should be consistent with the overall strategy of:
STRAT 1	Page 24	<p>i) focusing major new development in Science Vale including sustainable growth at Didcot Garden town and Culham so that this area can play an enhanced role in providing homes, jobs and services with improved transport connectivity;</p> <p>k) protecting and enhancing the countryside and particularly those areas within the two AONB and Oxford Green Belt (**note: Green Belt does not extend to Didcot Area of Influence**) by ensuring that outside of the towns and villages any change relates to very specific needs such as those of the agricultural industry or enhancement of the environment;</p> <p>x) supporting and enhancing our historic environment</p> <p>xi) contributing to tackling climate change</p>
STRAT 2	Page 28	South Oxfordshire Housing and Employment Requirements:

1. South Oxfordshire Minimum Housing Requirement – 18,600 between 1 April 2011 and 31 March 2035;
2. Total housing requirement for the plan period 23,550 homes. The annual requirement is as follows:
 - 2011/12 to 2025/26 - 900 homes per annum;
 - 2026/27 to 2031/32 - 1,120 homes per annum;
 - 2032/33 to 2034/35 - 1,110 homes per annum.
3. The locations and trajectory for housing development is identified in Policy H1
4. The appropriate level of new housing and employment will be monitored and a review undertaken within five years following the adoption of the Local Plan, taking into account the most up-to-date evidence available at that time.

Appendix F	STRAT 3 Page 32	Didcot Garden Town: Within the Didcot Garden Town masterplan area the Local Plan will:
Appendix F	STRAT 3 Page 32	i) promote Didcot as the gateway to Science Vale
Appendix F	STRAT 3 Page 32	ii) identify Didcot as the focus of sustainable major new development for Science Vale
Appendix F	STRAT 3 Page 32	iii) support and the delivery of ambitious Green Infrastructure provision and plan safe, healthy and active spaces, supported by Policy ENVS
Appendix F	STRAT 3 Page 32	iv) focus on enhancing rail services to Didcot, complemented by measures to enhance Didcot Parkway station and improve access by all sustainable modes of transport
Appendix F	STRAT 3 Page 32	v) strike a balance to provide for housing growth and economic growth
Appendix F	STRAT 3 Page 32	vi) assist in having policies supporting the acquisition of significant funding investment and safeguarding land to implement infrastructure schemes;
Appendix F	STRAT 3 Page 32	vii) enable flexibility and resilience to plan for future changes, including changing community needs, addressing climate change and impacts, supporting technology and scientific advances in infrastructure provision;
Appendix F	STRAT 3 Page 32	viii) require infrastructure to unlock development in Didcot Town Centre, Didcot and the wider area
Appendix F	STRAT 3 Page 32	2. To deliver Didcot Garden Town, housing allocations at Didcot are made in Policy H2 New Housing in Didcot.
Appendix F	STRAT 3 Page 32	3. Significant infrastructure improvements are committed to under Policy TRANS1b Supporting Strategic Transport Investment. Infrastructure will need to be in place to enable sites allocated in the Local Plan in and around Didcot to be delivered
Appendix F	STRAT 3 Page 32	4. Provision is made for employment at identified employment sites across Didcot in line with Policy EMP1 The Amount and Distribution of New Employment Land and EMP4 Employment Land in Didcot.
Appendix F	STRAT 3 Page 32	5. Didcot's role as a major town centre is established in Policy TC2 Town Centre Hierarchy.
Appendix F	STRAT 3 Page 32	6. Proposals for development within the Didcot Garden Town Masterplan Area, as defined on the Policies Map and shown by Appendix 6 (see right), will be expected to demonstrate how they positively contribute to the achievement of the Didcot Garden Town Masterplan Principles (as per above DGTP)
STRAT 4	Page 37	Strategic Development (and large scale major development)
		2. Development proposals should enable a comprehensive scheme to be delivered within each strategic allocation. Developers must ensure that the sites provide an appropriate scale and mix of uses, in suitable locations, to create sustainable developments that support and complement the role of existing settlements and communities.

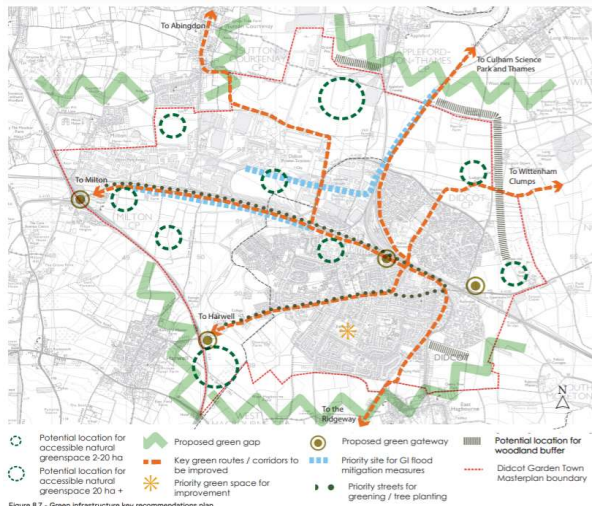


Figure 6.7 - Green infrastructure key recommendations plan

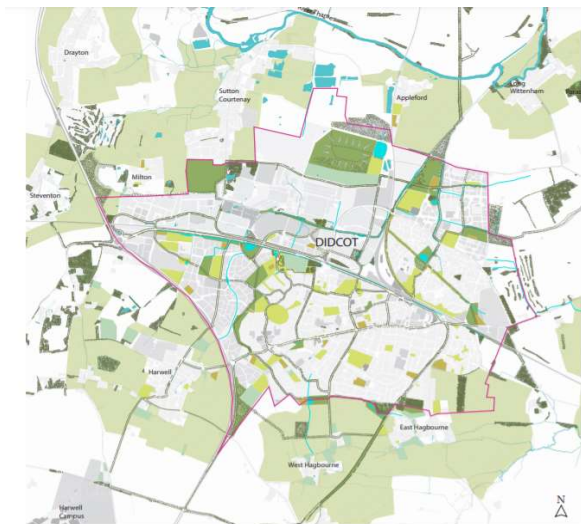
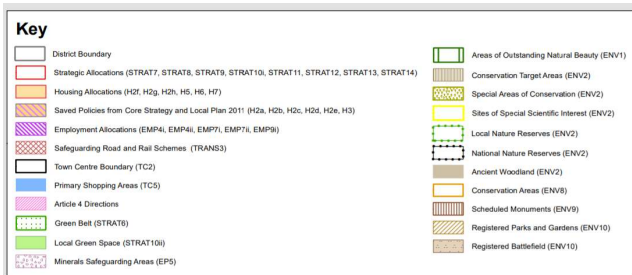


Figure 6.8 - Proposed landscape plan



3. Proposals must be accompanied by a comprehensive masterplan for the entire strategic allocation. This should demonstrate how new development will integrate with and complement its surroundings in an appropriate manner
4. Proposals must ensure that necessary supporting infrastructure is provided. Developers must engage with relevant infrastructure providers to ensure the implementation of the Infrastructure Delivery Plan.
5. Proposals to deliver strategic development need to be supported by:
 - i) a Landscape and Visual Impact Assessment;
 - ii) a Health Impact Assessment;
 - iii) a Transport Assessment;
 - iv) an Air Quality Assessment;
 - v) an Arboricultural Survey;
 - vi) an Ecological Impact Assessment;
 - vii) a site specific flood risk assessment which takes into consideration the findings and recommendations of the Strategic Flood Risk Assessment;
 - viii) a Heritage Impact Assessment;
 - ix) a Landscape Management Plan to provide appropriate landscaping and an integrated network of green infrastructure;
 - x) an archaeological desk based assessment to provide an assessment of archaeological significance; and
 - xi) a statement of how it is intended to achieve low carbon emissions and facilitate renewable energy generation.
6. Each development will be expected to provide:
 - i) a scheme of an appropriate scale, layout and form which respects the surrounding character and setting;
 - ii) high quality public transport facilities and connections within and adjacent to the site;
 - iii) appropriate vehicular, cycle and pedestrian access including safe and attractive connections with nearby communities and employment areas;
 - iv) investigation and mitigation by the developer of any former land uses on the site which may give rise to contamination;
 - v) a Noise Assessment including noise during construction and noise insulation of development;
 - vi) a Landscape Management Plan to provide appropriate landscaping and an integrated network of green infrastructure;
 - vii) an Ecological and Landscape Management Plan to be provided to manage habitats onsite;
 - viii) an integrated water management plan to include proposed foul and surface water drainage strategies;
 - ix) leisure facilities and playing pitches as outlined in the Council's current Leisure Study; and
 - x) low carbon development and renewable energy.

STRAT 5 Page 39
 STRAT 6 Page 42
 STRAT 7 Page 45
 STRAT 8 Page 50

STRAT 9 Page 51
 STRAT 10 Page 58
 STRAT 11 Page 64
 STRAT 12 Page 64
 STRAT 13 Page 74
 STRAT 14 Page 80
 Appendix F H1 Page 90

1. Residential development (including general market housing and affordable housing within land use class C3, specialist accommodation for older people within land use class C2 or use class C3, and residential caravan and mobile home development) will be permitted at sites allocated or carried forward by this Plan and on sites that are allocated by Neighbourhood Development Plans. Where Neighbourhood Development Plans are not progressed in larger villages and market towns, planning applications will be considered against the housing delivery targets for the towns and larger villages set out in this Plan.

3. Residential development on sites not allocated in the development plan will only be permitted where:

- i) it is for affordable housing on a rural exception site or entry level housing scheme; or
- ii) it is for specialist housing for older people in locations with good access to public transport and local facilities; or
- iii) it is development within the existing built up areas of towns and larger villages as defined in the settlement hierarchy (shown in Appendix 7); provided an important open space of public, environmental, historical or ecological value is not lost, nor an important public view harmed; or
- iv) it is infilling, and brownfield sites within smaller and other villages as defined in the settlement hierarchy; or
- v) it is brought forward through a community right to build order; or
- vi) there are other specific exceptions/circumstances defined in a Neighbourhood Development Plan and/or Neighbourhood Development Orders; or
- vii) it would bring redundant or disused buildings into residential use and would enhance its immediate surroundings; or
- viii) the design is outstanding or innovative and of exceptional quality and would significantly enhance its immediate setting.

4. The residential development of previously developed land will be permitted within and adjacent to the existing built up areas of towns, larger villages and smaller villages. The Council will also support appropriate opportunities to remediate disused, degraded, derelict, contaminated or unstable land.

5. Proposals that will bring empty housing back into residential use will be encouraged.

6. The Council will support development which provides for the residential needs of all parts of our community, including Gypsies, Travellers, Travelling Showpeople, caravan dwellers and boat dwellers. Proposals for new residential caravan and mobile home sites to accommodate people who do not meet the planning definition for Gypsies and Travellers set out in Planning Policy for Traveller Sites 2015, or legacy definition, will be considered in accordance with this policy. Planning permission for single residential caravans or mobile homes will only be given in exceptional circumstances and on a temporary and personal basis.

1. At Didcot, provision will be made for around 6,399* new homes between 2011 and 2035. This provision will be as per adjacent table

2. Land within the allocation at Ladygrove East will be developed to deliver approximately 642 new homes. Proposals will be expected to deliver a network of public urban spaces and public greenspaces (not less than 8 hectares) with the largest greenspace comprising a local park (not less than 6 hectares) containing an equipped children's play area, open grassland, woodland, wetland, ponds and watercourses located in the southwestern part of the allocated area. Other greenspaces will comprise green corridors in the movement network and buffer zones, containing open grassland, earth mounding and woodland. The buffer zones will be of sufficient width to protect homes from noise generated on major distributor roads and to protect road users from the Hadden Hill golf course.

Affordable Housing

1. The Council will seek affordable housing contributions in accordance with the criteria set out below:

- 40% affordable housing on all sites with a net gain of 10 or more dwellings (Use Class C3) or where the site has an area of 0.5 hectares or more; and
- 40% affordable housing in respect of all developments within Use Class C2 where the site is delivering a net gain of 10 or more self-contained units; and
- within the Areas of Outstanding Natural Beauty (AONB): 40% affordable housing on all sites with a net gain of five or more dwellings or where the site has an area of 0.5 hectares or more. For proposals of less than 10 homes in the AONB, this will be sought as a financial contribution; and
- on sites adjacent to Oxford City: 50% affordable housing on all sites with a net gain of 10 or where the site has an area of 0.5 hectares or more.

2. Proposals where affordable housing is required should have regard to the following:

- i) in circumstances where it can be adequately demonstrated that the level of affordable housing being sought would be unviable, alternative tenure mixes and levels of affordable housing provision, may be considered;
- ii) in cases where the 40% calculation provides a part dwelling, a financial contribution will be sought equivalent to that part residential unit;
- iii) the Council will expect a tenure mix of 40% affordable rented, 35% social rented and 25% other affordable routes to home ownership with the exception of Land at Berinsfield Garden Village (see specific tenure considerations in Policy STRAT10);
- iv) with the exception of part dwellings, the affordable housing should be provided on site and the affordable housing should be mixed with the market housing;
- v) the affordable housing should meet required standards and should be of a size and type which meets the requirements of those in housing need;
- vi) affordable housing should be indistinguishable in appearance from market housing on site and distributed evenly across the site, with these units being clustered in groups of no more than 15 homes; and
- vii) to prevent the artificial subdivision of sites with the same landowner, where land is subdivided to create separate development schemes that cumulatively meet the thresholds of this policy, the Council will consider the site as a whole and will seek affordable housing on each part. The Council will also consider the site as a whole where a developer seeks to amalgamate adjacent sites with the same landowner into a single development thereby meeting the threshold

Exception Sites and Entry Level Housing Schemes

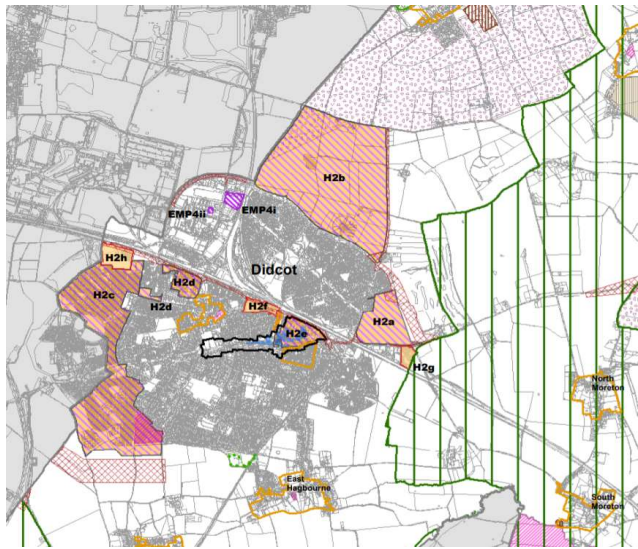
1. Small-scale affordable housing schemes will be permitted outside settlements, provided that:

- i) it can be demonstrated that all the proposed dwellings meet a particular local need that cannot be accommodated in any other way;
- ii) there are satisfactory arrangements to ensure that the benefits of affordable housing remain in perpetuity and that the dwellings remain available for local people;
- iii) they have no unacceptable impact on amenity, character and appearance, environment or highways; and
- iv) they do not form an isolated development and have access to local services and facilities

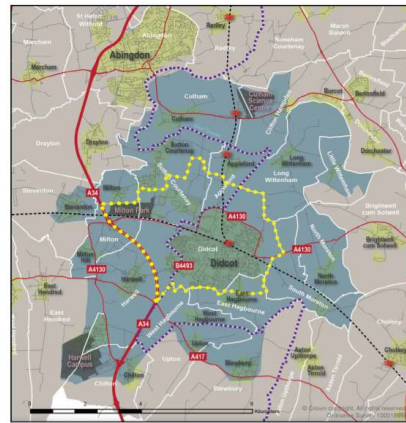
2. Planning obligations will be sought before planning permission is issued to ensure that the above conditions are met.

Appendix F H9 Page 103
 Appendix F H10 Page 106

Appendix F H10 Page 106
 Appendix F H10 Page 106



Appendix 6 Didcot Garden Town Masterplan Boundary

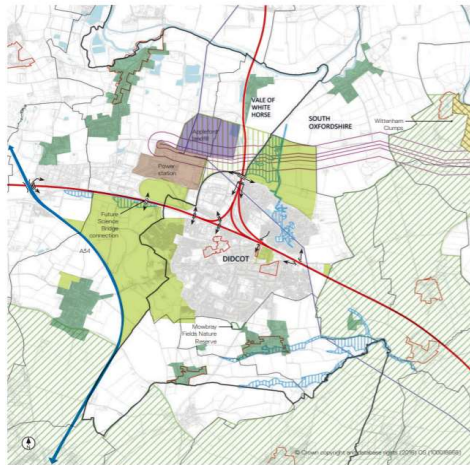


Location	Indicative dwelling capacity
Ladygrove East (saved from the Local Plan 2011) (H2a)	642
Didcot North East (saved from the Core Strategy) (H2b)	2,030
Great Western Park (saved from the Local Plan 2011) (H2c)	2,587
Vauxhall Barracks (saved from the Core Strategy) (H2d)	300
Orchard Centre Phase II remaining site (saved from Core Strategy) (H2e)	300
New: Didcot Gateway (H2f)	300
New: Land south of A4130 (H2g)	166
New: Hadden Hill (H2h)	74
Total	6,399

Appendix F H2 Page 92
 Appendix F H2 Page 92
 Appendix F H2 Page 92
 Appendix F H9 Page 103
 Appendix F H9 Page 103
 Appendix F H10 Page 106
 Appendix F H10 Page 106

3. Small-scale entry-level housing schemes will be permitted adjacent to existing settlements when the need for such homes is not already being met within the district provided that they are:
- suitable for first time buyers or those looking to rent their first home;
 - proportionate in scale to the settlement, cumulatively no larger than 1 hectare in size or exceeding 5% of the size of the existing settlement;
 - generating no unacceptable impact on amenity, character and appearance, environment or highways; and

Appendix F	H10	Page 106	iv) located outside Areas of Outstanding Natural Beauty or land designated as Green Belt
Appendix F	H11	Page 107	Housing Mix
Appendix F	H12	Page 111	Self-Build and Custom Housing
Appendix F	H13	Page 113	Specialist Housing for Older People
Appendix F	H14	Page 114	Provision for Gypsies, Travellers and Travelling Showpeople
Appendix F	H15	Page 115	Safeguarding Gypsy, Traveller and Travelling Showpeople Sites
Appendix F	H16	Page 117	Backland and Infill Development and Redevelopment
Appendix F	H17	Page 118	Sub-division and Conversion to Multiple Occupation
Appendix F	H18	Page 119	Replacement Dwellings
Appendix F	H20	Page 120	Rural Worker's Dwellings
Appendix F	H21	Page 122	Extensions to Dwellings
Appendix F	H22	Page 123	Loss of Existing Residential Accommodation in Town Centres
Appendix F	EMP4	Page 133	Employment Land in Didcot
			1. In addition to employment opportunities generated through the Didcot Garden Town Delivery Plan and the strategic allocations in this Plan, 2.92 hectares of employment land will be delivered at Didcot at the following sites located within Southmead Industrial estate:
Appendix F	EMP4	Page 133	• Site EMP4i: Southmead Industrial estate East (2.66 hectares)
			• Site EMP4ii: Southmead Industrial estate West (0.26 hectares)
Appendix F	EMP4	Page 133	2. A small part of site EMP4i is located within an area of flood risk. Employment uses are classed as 'less vulnerable', however comprehensive development of the site should be appropriate to the flood risk level.
Appendix F	INF1	Page 147	Infrastructure Provision
Appendix F	INF1	Page 147	1. New development must be served and supported by appropriate onsite and off-site infrastructure and services
Appendix F	INF1	Page 147	2. Planning permission will only be granted for developments where the infrastructure and services needed to meet the needs of the new development is already in place or will be provided to an agreed timescale. Infrastructure includes the requirements set out in the Council's Infrastructure Delivery Plan, Leisure Study, Green Infrastructure Strategy, any relevant made Neighbourhood Development Plans, and/or infrastructure needed to mitigate the impact of the new development.
Appendix F	INF1	Page 147	3. Infrastructure and services, required as a consequence of development, and provision for their maintenance, will be sought from developers, and secured through planning obligations, conditions attached to a planning permission, other agreements, and funding through the Council's Community Infrastructure Levy (CIL) or other mechanisms. This applies equally where external funding for infrastructure necessary for development has been secured (including where the infrastructure is delivered ahead of development), on the expectation that funding shall be recovered from development.
Appendix F	INF1	Page 147	4. Development will also need to take account of existing infrastructure, such as sewerage treatment works, electricity pylons or gas pipelines running across development sites. Early engagement with infrastructure providers will be necessary, with any changes set down and agreed at planning application stage, for example through planning conditions
Appendix F	INF1	Page 147	TRANS1b
Appendix F	TRANS1b	Page 150	1. The Council will work with Oxfordshire County Council and others to:
			i) deliver the transport infrastructure which improves movement in and around Didcot, including measures that help support delivery of the Didcot Garden Town;
			ii) support measures identified in the Local Transport Plan for the district including within the relevant area strategies;
			iii) support sustainable transport measures that improve access to/ from proposed major development around Oxford;
			iv) support delivery of the safeguarded transport improvements as required to help deliver the development required in this Plan period and beyond;
			v) ensure that the impacts of new development on the strategic and local road network, including the A34 and M40, are adequately mitigated;
			vi) support the development and delivery of a new Thames River crossing between Culham and Didcot Garden Town, the A4130 widening and road safety improvements from the A34 Milton Interchange to Didcot, a Science Bridge over the A4130 and railway into the former Didcot A power station site and the Clifton Hampden Bypass;
			vii) support, in association with major development, the delivery of new or improved roads, such as a bypass or edge road, including sustainable transport improvements, linked where appropriate with relevant Neighbourhood Development Plans and any wider County Council Highway Infrastructure strategy
Appendix F	TRANS 2	Page 151	Promoting Sustainable Transport and Accessibility
Appendix F	TRANS 3	Page 153	Safeguarding of Land for Strategic Transport Schemes
Appendix F	TRANS 3	Page 153	1. Land is safeguarded to support the delivery of the following identified transport schemes:
			• Didcot Northern Perimeter Road
			• Science Bridge, Didcot
			• (A4130/ B4493) Didcot Central transport corridor improvements
			• Southern Didcot Spine Road
Appendix F	TRANS 3	Page 153	3. Any proposals for development that may reasonably be considered to impact upon the delivery of the identified schemes should demonstrate the proposal would not harm their delivery.
Appendix F	TRANS 3	Page 153	4. Planning permission will not be granted for development that would prejudice the construction or effective operation of the transport schemes listed above.
Appendix F	TRANS 3	Page 155	Transport Assessments, Transport Statements and Travel Plans
Appendix F	TRANS 4	Page 155	1. Proposals for new developments which have significant transport implications that either arise from the development proposed or cumulatively with other proposals will need to submit a transport assessment or a transport statement, and where relevant a Travel Plan. These documents will need to take into account Oxfordshire County Council guidance and Planning Practice Guidance and where appropriate, the scope should be agreed with Highways England
Appendix F	TRANS 4	Page 155	2. Appropriate provision for works and/or contributions will be required towards providing an adequate level of accessibility by all modes of transport and mitigating the impacts on the transport network. Consideration should be given to the cumulative impact of relevant development both in South Oxfordshire and adjacent authorities, and how this links to planned infrastructure improvements. This should take into account the latest evidence base work, which, where relevant, will inform the scoping of the Transport Assessment and Travel Plan.
Appendix F	TRANS 4	Page 155	3. The transport assessment or transport statement should, where relevant:
			i) illustrate accessibility to the site by all modes of transport;
			ii) show the likely modal split of journeys to and from the site;
			iii) detail the proposed measures to improve access by public transport, cycling and walking to reduce the need for car travel and reduce transport impacts;
			iv) illustrate the impact on the highway network and the impact of proposed mitigation measures where necessary;
			v) include a travel plan (that considers all relevant forms of transport including accessible transport for disabled people) where appropriate; and
			vi) outline the approach to parking provision.
Appendix F	TRANS 4	Page 155	4. Where relevant, evidence obtained from this detailed work will inform the number and phasing of homes to be permitted on proposed development sites and will be established (and potentially conditioned) through the planning application process, in consultation with the Highway Authority
Appendix F	TRANS 4	Page 155	5. In accordance with the guidance, travel plans will be required, implemented and monitored for all developments that will generate significant amounts of movement.
Appendix F	TRANS 5	Page 157	Consideration of Development Proposals
Appendix F	TRANS 5	Page 157	1. Proposals for all types of development will, where appropriate:
			i) provide for a safe and convenient access for all users to the highway network;
			ii) provide safe and convenient routes for cyclists and pedestrians, both within the development, and including links to rights of way and other off-site walk and cycle routes where relevant;
			iii) provide for covered, secure and safe cycle parking, complemented by other facilities to support cycling where relevant;
			iv) be designed to facilitate access to high quality public transport routes, including safe walking routes to nearby bus stops or new bus stops;
			v) provide for appropriate public transport infrastructure;
			vi) be served by an adequate road network which can accommodate traffic without creating traffic hazards or damage to the environment;
			vii) where new roads, pedestrian routes, cycleways and street lighting are to be constructed as part of the development, they should be constructed to adoptable standards and be completed as soon as they are required to serve the development;
			viii) make adequate provision for those whose mobility is impaired;
			ix) be designed to enable charging of plug-in and other low emission vehicles in safe, accessible and convenient locations;
			x) provide for loading, unloading, circulation and turning space;
			xi) be designed to enable the servicing of properties by refuse collection vehicles;
			xii) provide for parking for disabled people;
			xiii) provide for the parking of vehicles in accordance with Oxfordshire County Council parking standards, unless specific evidence is provided to justify otherwise; and
			xiv) provide facilities to support the take up of electric and/ or low emission vehicles.
Appendix F	TRANS 5	Page 157	Rail
Appendix F	TRANS 5	Page 159	Development Generating New Lorry Movements
Appendix F	TRANS 5	Page 159	1. Proposals for development leading to significant increases in lorry movements, such as freight distribution depots should only be permitted in locations where:
			i) any increase in lorry movements can be appropriately accommodated on the surrounding road network;
			ii) the opportunities for sustainable transport access have been maximised; and
			iii) the development does not result in adverse environmental effects on the surrounding area



A Constraints-led approach

AOHB The Area of Outstanding Natural Beauty that surrounds Didcot is a major constraint on development. While it presents a constraint to developing new housing, development can be located in areas of the AOHB that are not considered to be of high landscape value. The masterplan proposes a blue infrastructure strategy to address flooding, which opens out opportunities for green spaces integrated in new public realm and green corridors. Refer to chapter 6 for further detail.	Disturbance zone Disturbance zones in Didcot are limited and do not present a major constraint. The masterplan will ensure that the conservation areas of old Didcot, Forthampton, and a section of Station Road will be appropriately responded to.	Specialist area of conservation A special area of conservation exists in the vicinity of Wilton Farm. The masterplan does not present a major constraint, but the does not present a major constraint.	Local nature reserve Meadow Fields nature reserve is located to the south of Didcot. It presents an opportunity to enhance the biodiversity and ecology of the town. Refer to chapter 6 for further detail.	Overhead power line An overhead power line runs through Didcot serving the existing and proposed Didcot B power station. In the masterplan, where development is proposed in proximity to the power line, a suitable settlement will be determined from the master plan.	Buried gas pipe A gas pipe runs underground east to west in North Didcot. While this is not a major barrier to development, criteria involved in potential realisation of the pipe would need to be reviewed for any proposed development within a defined distance from the pipe.	Disturbance boundary Didcot straddles the boundary of two distinct moorlands, South Cotswolds and Vale of White Horse. The masterplan addresses constraints and highlights opportunities for governance which may benefit the delivery of masterplan proposals. Refer to chapter 6 for further detail.	Future use A gas pipe runs underground east to west in North Didcot. While this is not a major barrier to development, criteria involved in potential realisation of the pipe would need to be reviewed for any proposed development within a defined distance from the pipe.	Appointed benefits Future development options for the benefit site to the north of Didcot will be based on a mix of non-residential and the inherent structural complexity of development over built-up areas. The masterplan explores long term opportunities for new landscape and renewable energy production.	Power station land retained by RWE for future use While being an iconic landmark for Didcot, and an important part of the town's history, Didcot power station presents a major constraint to development. Didcot B will be operated in the long term, and some areas previously occupied by the now decommissioned Didcot A power station will be retained for future use. Development of housing in proximity to the site is restricted. Due to the retention, the site also presents a physical barrier to movement and new infrastructure.	The A34 The A34 creates a clear physical boundary to the west of Didcot. Development proposed in proximity of the road will be required to provide appropriate buffer and setbacks due to potential issues of noise and air quality.	The railway While Didcot's rail connections are a major strategic asset for the town, the rail infrastructure cutting through the town creates issues of amenity. With multiple crossing points, bridge and embankments, the masterplan explores new infrastructure to help knit the town together, refer to chapter 2. The infrastructure needed to support the garden town for further detail of infrastructure proposals.
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For further information on constraints and site specific constraints, including flooding, utilities and access, refer to Appendix E.1.1.

Didcot Garden Town – Development Guidance

The Didcot Garden Town Delivery Plan (October 2017) offers seven masterplan priorities which are listed on pages 314-315 of the document. The applicant should reference the document and ensure that the development offers these principles throughout.

Didcot Garden Town masterplan principles: design/ local character/ density and tenure/ transport and movement/ landscape and green infrastructure/ social and community benefits

Design and planning should complement connected movement networks that equally supports all modes of transport, protecting or enhancing green gaps and infrastructure to help creating smart communities. New development sites should accommodate storage for different modes of transport including cycling, as well as a detailed landscape plan integrated throughout the site.

You can view the Didcot Garden Town Delivery Plan, by each chapter [here](#). Demonstration of the use of the Garden Communities principles defined by MHCLG and the policies embedded into the DP, should be supported to create a high-quality place.

The DP foundations are based on a holistic approach to the strategic development of the town and surrounding areas of influence. It connects a variety of themes to help create a sustainable and healthy place. These themes should influence all projects to support an exemplar programme of work:

1. Land value capture for the benefit of the community
2. Strong vision, leadership and community engagement
3. Community ownership of land and long-term stewardship of assets
4. Mixed-tenure homes and housing types that are affordable
5. A wide range of local jobs in the Garden Town within easy commuting distance of homes
6. Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy connected communities
7. Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains, and that uses zero-carbon and energy-positive technology to ensure climate resilience and sustainability is embedded throughout
8. Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods

9. Integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport.

The vision statement of the Delivery Plan is: “*Oxfordshire’s gateway to future science, applied technology and vibrant communities*”. This vision acknowledges the importance of Science Vale, home to a high concentration of enterprise and innovation in the advanced engineering and manufacturing, energy, life sciences and space sectors. The emerging Oxfordshire Local Industrial Strategy leverages the Science Vale and Didcot Garden Town to promote innovation and economic prosperity in the region in partnership with South Oxfordshire and the Vale of White Horse.

The applicant should present information about how the project meets the general principles and priorities of the garden town and what types of features are to be incorporated at the appropriate time. These are summarised with section numbers for the applicant’s reference as follows:

Section 5.2 - Grey Infrastructure

5.2.1

With a view to promoting sustainable growth and development there are several opportunities to mitigate the impact of the scale of growth in Didcot in terms of utilities. These include:

- Reduce the demand for potable water supply and foul drainage by use of water saving devices
- Reduce the demand for potable water supply by rainwater harvesting and greywater harvesting
- Reduce the demand for potable water supply and associated foul drainage by water metering

5.2.3

To meet the anticipated increase in demand, consider:

- Diversify supply sources to promote de-carbonisation of electricity supply
- Enhance thermal energy efficiency (such as building fabric and boiler efficiency)
- Consider the potential for local heat and electricity networks
- Diversification of heat sources
- Encourage individuals and community groups to improve their awareness of energy efficiency and impact they can make in reducing energy use

The vision for the garden town focusses on greenways and sustainable travel routes as a crucial element in integrating the diverse areas of Didcot into a holistic living space. The provision of charging points for both electric vehicles and e-bikes then becomes an important element to overall urban design which needs to be accounted for by:

- Charging of electric vehicles at home and allocation of space for parking such vehicles
- Public access charging areas within central areas (vehicles and e-bikes)
- Community parking areas with access to charging points where density of development precludes space for vehicles at individual dwelling level

The most feasible way to support this is through solar energy which can be provided by:

- Small scale solar photovoltaic panels
- Dwelling scale solar photovoltaics. The take up of this can be supported by due consideration of the roof orientation (preferably south or south west/ south east) and avoiding potential overshading issues for new developments.
- Solar canopies within car parking areas
- New technology including photovoltaic road surfaces

Within Didcot Garden Town the key opportunities for increasing the proportion of energy supply from low carbon and renewable sources are considered to be:

- Provision for battery storage to complement roof mounted solar PV array (new domestic and non-domestic developments)
- Provision of electric vehicle charging points at home with allocation of space for parking such vehicles, or community parking areas with access to charging points where density of development precludes space for vehicles at individual dwelling level (new developments)
- Public access charging areas within central areas (vehicles and e-bikes)
- Use of solar panels to power electric vehicle charging points
- Use of the landfill site at Sutton Courtenay as a ground mounted solar PV array, following closure as a landfill site in 2036. This could have an energy generating capacity of 12-18 GWh per year
- Solar innovation making use of new technology in building, eg. solar tiles, solar floors, solar windows
- Potential to integrate a fuel cell CHP system at the Harwell Campus or Culham sites
- Potential for development of low carbon or renewable-fuelled district heat networks in and around the Didcot Garden Town masterplan boundary area
- The operations management and business development team at RWE are open to discussing further additional sustainable energy production and storage at the Didcot power station site based round the potential extension of the existing gas turbines

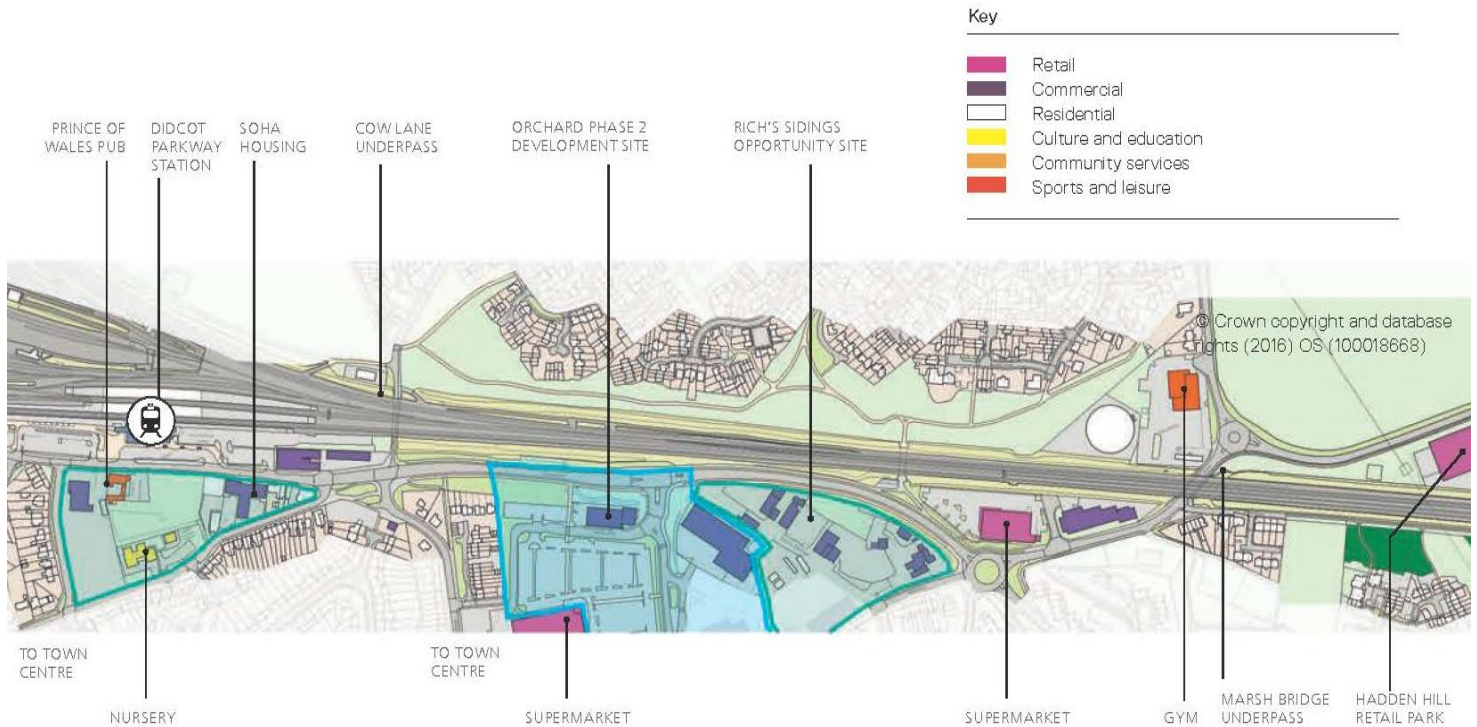
Chapter 7 - A Connected Smart Community

Didcot Garden Town will deliver technology-enabled projects that are financially viable and sustainable. These products and solutions include:

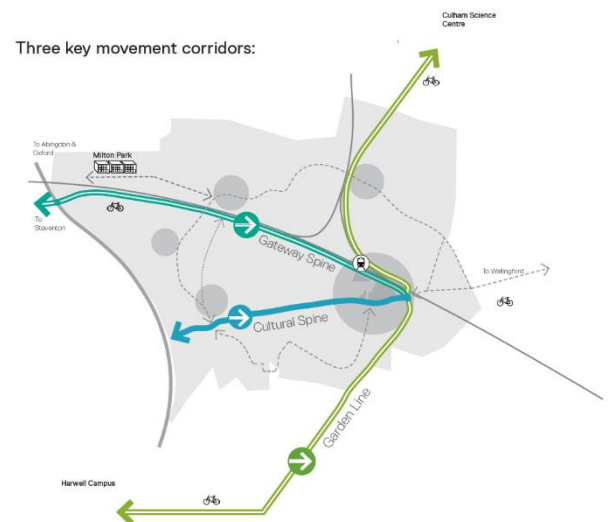
- E-bikes
- Public WiFi
- 5th generation mobile networks
- Car share and driverless car fleet parking
- Environmental sensors
- Smart home technology
- Energy networks
- District heating
- Ground source heat pumps
- Grid scale battery storage

Didcot Garden Town

Gateway Spine – Didcot Garden Town Delivery Plan



- The masterplan for Didcot Garden Town considers four key focus areas in greater detail given their strategic role in shaping Didcot's future with emphasis on regeneration and revitalisation.
- Within in this the three movement corridors are included: The Gateway Spine, the Cultural Spine and the Garden Line.
- The Gateway Spine will seek to improve the arrival experience into Didcot, as well as accommodate multi modal infrastructure improvements to enhance this route as the town's east-west connector.
- It is the prime regeneration site across from the railway station
- Gateway development to sign-post the town from Railway Station and A34
- Arrival space at station and urban treatment that clearly leads pedestrians to town centre.



Local Plan Context – Didcot Garden Town

New development should align and support the policies set out in both South Oxfordshire and Vale of White Horse Local Plans, with specific reference to the policies embedded to support Didcot Garden Town.

- The Vale of White Horse district council adopted its [Local Plan 2031 Part 1](#) (LPP1) in December 2016. It helped shaped the growth of Didcot Garden Town, by identifying areas of economic development, specifically in Core Policy C6: Didcot A Power Station and Core Policy 15b: Harwell Campus Comprehensive Development Framework.
- The Vale of White Horse District Council adopted its [Local Plan 2031 Part 2](#) (LPP2) in October 2019. The Core Policy 16b supports the implementation of the Garden Town and ensures proposals for development demonstrate a number of key principles to contribute to its success.
- The emerging [Local Plan 2034](#) (SLP 2034) for South Oxfordshire recently went under independent examination. Within this emerging plan includes supporting policies to implement the Garden Town. These include policies SRAT1, STRAT3, H2, EMP1 and EMP4. Policy STRAT 3 refers to how proposals for development within the Didcot Garden Town Delivery Plan Area will be expected to demonstrate how they positively contribute to the achievement of the Didcot Garden Town Principles.
- Following recent examination hearings, the Planning Inspector has now asked South Oxfordshire District Council to prepare a 'Schedule of Proposed Main Modifications' to the plan. The schedule reflects the modifications, or changes, that the Inspector considers necessary to make the plan sound before it can move to the adoption stage. SLP 2034 proposed main modifications can be found [here](#).

Response 96

Respondent Details

Information
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Q1. Are you completing this form as an:
Organisation

Your comments

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood Development Order below. When commenting, you should bear in mind that the examiner will mainly assess the order against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.
<p>South Oxfordshire District Council (SODC) has worked to support Burcot and Clifton Hampden Parish Council in the preparation of their neighbourhood development order (NDO) and compliments them on a thoughtful and aspirational community led proposal. This response has been prepared in collaboration with relevant services within the council, in particular the planning service.</p> <p>To fulfil our duty to guide and assist, required by paragraph 3 of Schedule 4B to the Town and Country Planning Act 1990 (as amended), the council provided formal pre-application advice and made comprehensive representations in response to the emerging Burcot and Clifton Hampden Neighbourhood Development Order (NDO) pre-submission consultation.</p> <p>We have also had regard to the advice we provided previously, any responses to previous rounds of consultation during the development of the NDO, and the need for the proposed NDO to meet the relevant basic conditions. We have had regard to relevant planning policy, planning history and site context. We provide comments, various suggestions for where additional information may be required and a consideration of the relevant material planning considerations.</p>

Q3. You can upload supporting evidence here.
<ul style="list-style-type: none">File: 2023.04.11 Burcot and Clifton Hampden NDO Regulation 23 Consultation Response_FINAL- PDF.pdf - [REDACTED]

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

Title	-
Name	██████████
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Organisation representing (if relevant)	-
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Policy and Programmes

Head of Service: Tim Oruye



Listening Learning Leading

Independent Examiner
Clifton Hampden Neighbourhood
Development Order

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Abbey House, Abbey Close
ABINGDON OX14 3JE

11 April 2023

Dear Examiner,

Burcot and Clifton Hampden Neighbourhood Development Order – Comments under Regulation 23 of the Neighbourhood Planning (General) Regulations 2012 (As Amended)

Location: Two parcels of land north and Land South of Abingdon Road (A415), Clifton Hampden, OX14 3EG

South Oxfordshire District Council (SODC) has worked to support Burcot and Clifton Hampden Parish Council in the preparation of their neighbourhood development order (NDO) and compliments them on a thoughtful and aspirational community led proposal. This response has been prepared in collaboration with relevant services within the council, in particular the planning service.

To fulfil our duty to guide and assist, required by paragraph 3 of Schedule 4B to the Town and Country Planning Act 1990 (as amended), the council provided formal pre-application advice and made comprehensive representations in response to the emerging Burcot and Clifton Hampden Neighbourhood Development Order (NDO) pre-submission consultation.

We have also had regard to the advice we provided previously, any responses to previous rounds of consultation during the development of the NDO, and the need for the proposed NDO to meet the relevant basic conditions. We have had regard to relevant planning policy, planning history and site context. We provide comments, various suggestions for where additional information may be required and a consideration of the relevant material planning considerations.

As such, this response is set out under the following headings:

1. Site Context
2. Proposed Development
3. Planning History
4. Planning Policy
5. Material Planning Considerations
6. Infrastructure and Planning Obligations



7. Environmental Impact Assessment
8. Conclusion

Having considered the proposal against the Development Plan for the district (South Oxfordshire Local Plan 2035), we consider the relevant material planning considerations are as follows:

- **Principle of development and Green Belt**
- **Housing mix and affordable housing**
- **Design, layout and character**
- **Appearance, scale and massing**
- **Landscape impact**
- **Heritage impact**
- **Sustainable design and carbon reduction**
- **Ecology**
- **Trees**
- **Flood risk and drainage**
- **Highways, parking and sustainable travel**
- **Noise climate**
- **Contamination**
- **Waste management**
- **Archaeology**

Further relevant material planning considerations or matters to be addressed may be identified during the examination, to which the council reserves its right to respond. The relevant legal and policy obligations placed on the council with regards to neighbourhood planning are acknowledged – including a duty to advise and assist.

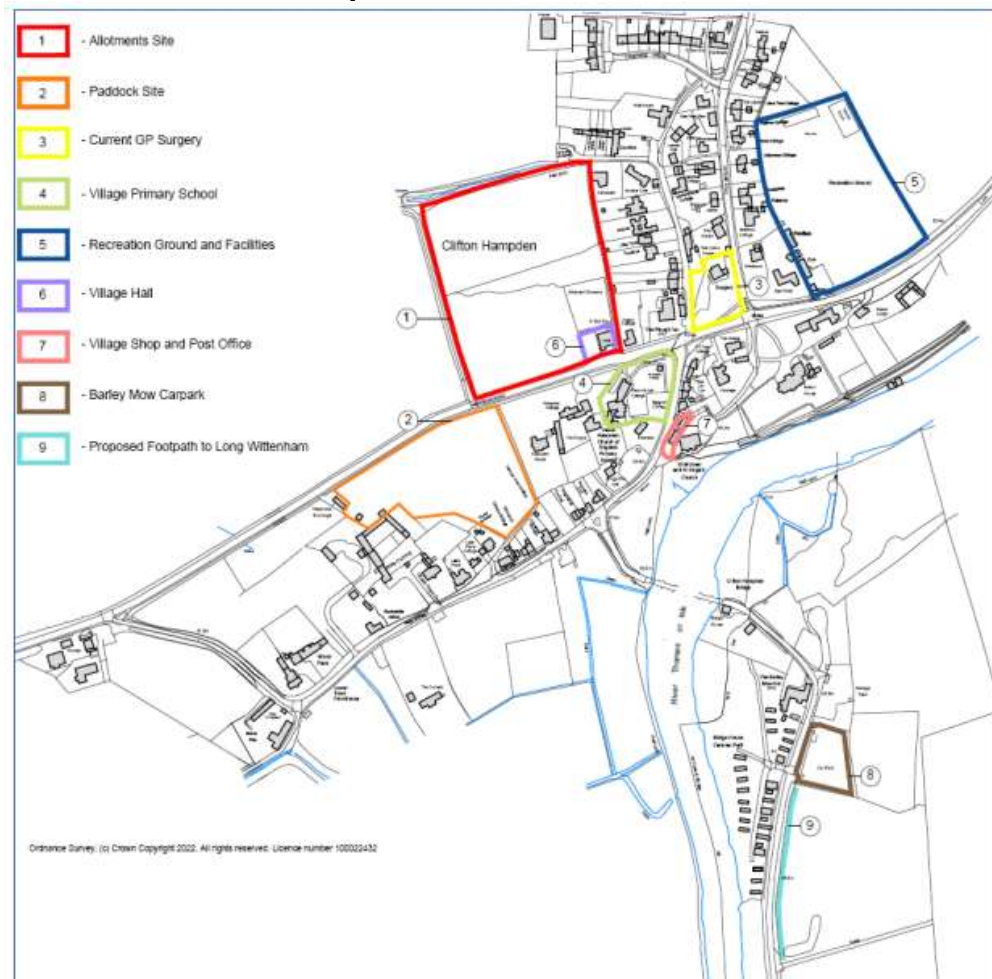
1. Site Context

The proposal is to utilise two parcels of land for development, north and south of Abingdon Road, to the west of the existing settlement. The site context can be summarised as follows:

- Both sites are in the Oxford Green Belt, as is all of Clifton Hampden. Both sites are within Clifton Hampden Conservation Area.
- The historic settlement character of Clifton Hampden is of a linear settlement with buildings along main roads, clustered around farms with some detached houses in large plots.
- Site area: Parcel A is approximately 7.3 acres and parcel B is approximately 3.3 acres. The two sites are approximately a total site area of 10.6 acres (4.2 hectares).
- Parcel A is currently used for a small village car park, modest village hall, a few allotments and some public open space, especially to the north.
- Parcel A is bounded to the north and west by hedgerow and mature trees, to the south by the A415 and to the east by hedgerow and residential gardens.
- Parcel B is a grazing field or paddock. Parcel B was historically a village orchard.

- Parcel B is bounded to the north by the A415, southwest by residential gardens and to the east by residential gardens.
- Both parcels of land are reasonably well contained by their boundaries, especially in the summer months when the hedgerows are at a significant size. However, there are large openings, field gates and entrances to both sites where views are obtainable.
- A public footpath runs along the west side of Parcel A. A public footpath also runs along the east side of parcel B. These connect the historic parts of the village to the wider countryside. Views from the public footpath across parcel B is much more open than parcel A, which is behind a hedgerow and tree planting.
- The topography of parcel A is mostly flat, whilst parcel B is also mostly flat with a slope down to other properties in the south east corner of the site.
- Parcel A contains the single storey village hall in the south east corner.
- The overall site context is one of an edge of settlement location, with a rural village feel. Views across the sites vary by location, with various visual receptors in the immediate surrounding area. Views from the west are terminated by historic areas of the settlement and by residential gardens. Views from the north and south are more sensitive, as are views west out over the undeveloped open countryside. A full LVIA is recommended to assess these views and shape the proposal, as has been discussed below.

Map 1 – Site Location Plan



2. Proposed Development

The proposed NDO can be summarised as follows:

- The NDO is for a development of a new GP surgery building, 17 new houses, an extension to the village hall, additional parking and a new burial ground
- Housing mix: 13 market dwellings, 4 affordable dwellings
- Northern (allotments) parcel: GP surgery building, 14 smaller houses (4 x 1 bed apartments, 8 x 2 bed cottages or bungalows and 2 x 3 bed cottages, extended village hall, new car park. Replacement allotment provision north of the site in an open field.
- Southern (paddock) parcel: three larger houses (2 x 4 bed and 1 x 5 bed), burial ground, orchard and open space.
- It is indicated that the new GP surgery building will be built at cost on land gifted by the landowner. Once constructed the surgery will either be purchased (at cost) by the surgery business or leased (having been sold at cost) from a 3rd party such as a development partner or investor. The community will have the first option to purchase the building and a say in its future use should it cease to be needed for a GP surgery. It will also be nominated as an Asset of Community Value by the community. The registration of an ACV by the council will subject to meeting a set criteria and there is no guarantee this can be secured.

Other aspects of the proposed NDO include:

- An extension to and refurbishment of the village hall
- Improved access to community land and creation of new footpaths
- The building housing the village shop and Post Office will pass into community ownership
- The undeveloped land on both sites will pass into community ownership together with a £10,000 grant. It is not clear how this will be funded.
- Grants of £150,000 to the primary school for infrastructure improvements and £50,000 improvement grant for amenities on the Recreation Ground. It is not clear how this will be funded.
- Secured rights for residents and visitors to use the Barley Mow car park.
- Land for a new footpath and cycle path between Clifton Hampden and Long Wittenham.

Other associated matters:

- There is also potential for the Parish Council's proportion of CIL funding generated by the development for safety improvements on the bridge improving access to the Barley Mow and the car park.

Documents Reference List

The documents submitted with the draft NDO are as follows:

Design and Access Statement

Design Drawings:

19112.001
19112.002
19112.003D
19112.004
19111.007
19112.101A (102A, 103A)
19112.104 (105A)
19112.106A (107A)
19112.108A (109A)
19112.110 (111A)
19112.112A (113A)
19112.114, 19112.201A (202)
19112.301 (302, 303)
19112.401A, 19112

Drawings Schedule

Acoustic Assessment

Air Quality Assessment

Archaeological Desk Based Assessment

Basic Condition Statement

Biodiversity Net Gain Assessment (and headline results of metric only).

Burcot and Clifton Hampden Community Land Trust – Articles of Incorporation

Counsel Opinion (VSCs)

Draft S106 Agreement

Consultation Statement

Ecological Assessment

Energy Statement

Environmental Impact Assessment Screening Opinion

Flood Risk and Surface Water Drainage Strategy

Green Belt Assessment of Potential Development Sites

Housing Needs Assessment (Summary Document, Supplementary Report)

Landscape and Visual Impact Assessment and Landscape Drawings

SODC Pre-application Advice

Soils Investigation

Statement of Significance and Heritage Impact Assessment

Suggested Draft Planning Conditions

Surgery Evidence (GP paper, CCG letter, Practice Letter)

Transport Statement

Tree Survey

Viability Assessment (Stage 2)

3. Planning History

The relevant planning history for the site is as follows:

P76/W0029 Enlarge Kitchen and Provide Store Room – Planning Permission on 27-02-1976

P75/W0356 – Roof over Pathway – Planning Permission on 03-10-1975

P69/M0224 – Extension – Planning Permission on 24-04-1969

P67/M0879 – Car Park. Access – Planning Permission on 22-02-1968

P61/M1232 – Village Car Park with Access – Planning Permission on 04-04-1962

The full planning history is available on the council planning applications website.

4. Planning Policy

South Oxfordshire Local Plan 2035

The South Oxfordshire Local Plan 2035 provides the relevant planning policies for the area. These can be summarised as follows:

STRAT1 The Overall Strategy

STRAT2 South Oxfordshire Housing and Employment Requirements

STRAT5 Residential Densities

STRAT6 Green Belt

STRAT4 Strategic Development

H1 Delivering New Homes

H8 Housing in the Smaller Villages

H9 Affordable Housing

H11 Housing Mix

TRANS4 Transport Assessments, Transport Statements and Travel Plans

TRANS5 Consideration of Development Proposals

INF1 Infrastructure Provision

INF2 Electronic Communications

INF3 Telecommunications Technology

INF4 Water Resources

ENV1 Landscape and Countryside

ENV2 Biodiversity – Designated Sites, Priority Habitats and Species

ENV3 Biodiversity

ENV4 Watercourses

ENV5 Green Infrastructure in New Developments

ENV6 Historic Environment

ENV7 Listed Buildings

ENV8 Conservation Areas

ENV9 Archaeology and Scheduled Monuments

ENV10 Historic Battlefields, Registered Parks and Gardens and Historic Landscapes

ENV11 Pollution - Impact from Existing and/or Previous Land Uses on New Development (Potential Receptors of Pollution)
ENV12 Pollution - Impact of Development on Human Health, the Natural Environment and/or Local Amenity (Sources)
EP1 Air Quality
EP3 Waste Collection and Recycling
EP4 Flood Risk
DES1 Delivering High Quality Development
DES2 Enhancing Local Character
DES3 Design and Access Statements
DES5 Outdoor Amenity Space
DES6 Residential Amenity
DES7 Efficient Use of Resources
DES8 Promoting Sustainable Design
DES9 Renewable Energy
DES10 Carbon Reduction
CF5 Open Space, Sport and Recreation in New Residential Development

I would also like to highlight the guidance contained in the following documents:

- South Oxfordshire Design Guide 2022
- South Oxfordshire Developer Contributions SPD 2023
- South Oxfordshire S106 Monitoring Schedule Charges (latest version)
- Community Infrastructure Levy Charging Schedule 2023
- South Oxfordshire Landscape Capacity Assessment

There are also guidance notes available on Policy DES10 (Low Carbon), which requires a 40% reduction in carbon emissions measured against a code 2013 building regulations baseline, and First Homes on the council planning policy website: [Adopted Local Plan 2035 - South Oxfordshire District Council \(southoxon.gov.uk\)](https://www.southoxon.gov.uk)

Burcot and Clifton Hampden Neighbourhood Plan – Submission Plan

The Burcot and Clifton Hampden Neighbourhood Plan is progressing alongside the proposed NDO. It is recommended that the NDO proposal is in accordance with the neighbourhood plan policies. Relevant policies could include:

Draft Policy BCH1 School Improvements
Draft Policy BCH2 Enhancing Community Facilities
Draft Policy BCH4 Design Principles in Clifton Hampden
Draft Policy BCH5 Protecting Community Facilities
Draft Policy BCH6 Local Heritage Assets
Draft Policy BCH7 Footpaths and Cycle Paths
Draft Policy BCH8 Well-designed Energy Efficient Buildings and Places
BCH9 Green Infrastructure
BCH10 Local Landscape Character

Paragraph 8.4 on page 37 of the draft neighbourhood plan also identifies projects to upgrade the facilities in the village.

Policies maps identify key policies and locations of existing community infrastructure in the village from page 38 onwards.

5. Material Planning Considerations

Principle of Development and Green Belt

The proposal is a unique one in South Oxfordshire and it is notable that the parish council have identified the opportunity of a NDO as a vehicle to secure new development. The site is most notably in the Oxford Green Belt, has a sensitive heritage setting, is adjacent to public rights of way and is largely not previously developed land. A small part of Parcel A (north) is developed, comprising a car park and village hall. Parcel B (south) is an undeveloped paddock.

Policy STRAT1 (Overall Strategy) provides an overall spatial strategy for development in the district, directing development to more sustainable locations. Policy H1 (Delivering New Homes) permits the development of new homes on sites not allocated in the development plan where they are brought forward through a Community Right to Build Order, or there are other specific exemptions or circumstances defined in a NDO. This policy supports the principle of a NDO being used to deliver development outside the allocations in the local plan.

Clifton Hampden is a smaller village, as defined in the settlement hierarchy. Policy H8 (Housing in the Smaller Villages) states the council will support further growth where a parish council wishes to prepare a neighbourhood plan. It is important to note that the supporting text of Policy H8, paragraph 4.38, clarifies that the Local Plan does not set down a requirement for Smaller Villages in the Green Belt to deliver additional housing. Policy H8 is silent on NDOs, but it provides relevant considerations regarding the appropriateness and scale of housing development in smaller villages. We recommend the examiner should take this policy into account.

Policy STRAT6 (Green Belt) seeks to ensure Green Belt serves its key functions by protecting it from harmful development. As such, it is worth noting that Green Belt serves 5 clear purposes as follows:

- a) To check the unrestricted sprawl of large built-up areas;
- b) To prevent neighbouring towns merging into one another;
- c) To assist in safeguarding the countryside from encroachment;
- d) To preserve the setting and special character of historic towns; and
- e) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Indeed, within that context, the National Planning Policy Framework (NPPF) sets out how decisions on proposals affecting the Green Belt should be taken. Paragraph 147 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. It is considered this includes many aspects of the development proposal, including the proposed new buildings, roads and isolated areas of car parking.

In addition, paragraph 148 states that local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations. The making of any order should apply the same tests.

Whilst the Green Belt should not be an immovable obstacle, it seeks to restrict new buildings where they are considered to be inappropriate and the very special circumstances test sets a high bar. As such, any harm, such as to heritage, landscape, settlement character, flood risk, highways, should be demonstrably outweighed by the benefits to ensure Very Special Circumstances have been demonstrated. Substantial weight will need to be given to maintaining the visual and spatial openness – keeping land permanently open – of the Green Belt balanced against the benefits of the proposal.

The quantum of development is an important consideration. Less development would likely result in less harm and this would assist in any harm being demonstrably outweighed by other considerations constituting very special circumstances. Therefore, the quantum of development should be carefully examined to ensure it is the minimum strictly necessary to meet demonstrable local needs and achieve the wider ambitions of the NDO.

During pre-application discussions, officers advised that evidence will be required to demonstrate compliance with Green Belt policy. The evidence base documents appear to seek to address most of the key topics raised in the previous advice, but the independent examiner should be satisfied that the suggested benefits of the proposal exist, are relevant, can be suitably secured by planning condition or legal agreement and contribute towards 'Very Special Circumstances'. Indeed, the council envisage a focus of the examination being an interrogation of the relevant material in respect of Green Belt and further justification being provided by the qualifying body where necessary. This includes, for example, viability and the delivery of affordable housing in accordance with policy requirements.

Paragraph 150 states that other forms of development are also not inappropriate in the Green Belt, provided they preserve its openness and do not conflict with the purposes of including land within it. This includes material changes of use, such as for outdoor sport, recreation or for cemeteries and burial grounds and development, including buildings, brought forward under a Community Right to Build Order or NDO.

In conclusion, the council would anticipate the principle of development and Green Belt matters being a key focus of the examination process. Whilst the NDO appears to seek to address the key issues, the council emphasises the need for the proposed NDO to demonstrate compliance with Green Belt policy set out in the NPPF and Policy STRAT6 (Green Belt). If the proposal is compliant with Green Belt policy, it is likely the proposal could be in accordance with Policy STRAT1 (Overall Strategy) and Policy H1 (Delivering New Homes).

Housing Mix and Affordable Housing

The total proposed housing mix can be summarised as follows:

Northern (allotments) parcel:

- 4 x 1 bed apartments
- 8 x 2 bed cottages or bungalows
- 2 x 3 bed cottages

Southern (paddock) parcel:

- 2 x 4 bed and 1 x 5 bed

The proposed market mix appears to be compliant with the SHMA, subject to understanding which 4 homes are proposed to be affordable. The provision of smaller market dwellings would be welcomed, as would be proposed above. The examiner should be satisfied that the market mix is suitably informed by the AECOM Housing Needs Assessment. The HNA suggests there is a need (primarily but not exclusively) for smaller and more affordable market homes to accommodate both younger households and those wishing to downsize who currently lack suitable options.

Whilst it is stated in the draft NDO that 4 of the homes will be designated as affordable housing, it is not clear which these will be. Therefore, it has not been possible to check the compliance with requirements for an appropriate type, tenure and that the houses meet required space standards. The Housing Needs Assessment submitted in support of the draft NDO concludes that the updated affordable housing tenure mix published by SODC would appear to be appropriate for Burcot and Clifton Hampden's needs.

The council would expect the proposal to be fully compliant with Policy H9 (Affordable Housing), including 40% of the homes being affordable unless it can be demonstrate this is not viable. The tenure split should comprise 25% First Homes, 35% Social Rent, 25% Affordable Rent and 15% Other Routes. The homes should be distributed evenly across the site and in clusters of no more than 4 for a proposal of this quantum.

This includes viability considerations. Previous viability reporting commissioned by the council indicates the proposal can deliver 40% affordable housing with sufficient headroom for it to be viable. The council have commissioned a new viability report into the suitability of the proposals (Available in Appendix 1) and would expect proposals to deliver the full complement of affordable housing. Therefore, the council envisage this will be a key consideration during the examination.

Design and Character

The proposed design, layout and character of the site should have regard to the relevant constraints and opportunities. The examiner should be satisfied the proposal is compliant with Policy DES1 (High Quality Development), Policy DES2 (Local Character). Policy DES1 (High Quality Development) requires proposals to be design to a high-quality taking account of the site context, including respecting the landscape character. Policy DES2 (Enhancing Local Character) requires proposals to be design to reflect the positive features that make up the character of the local area and physically and visually enhance and complement the surroundings. Positive design features that make up the character of the local area should be included in the design of development.

Having regard to the comments of planning specialists, including urban design, landscape and heritage, the proposal is an improvement on that seen at the pre-application stage by the council. The proposed design and layout is more in keeping with the existing character of the area and reflects the vernacular through its use of different building typologies. The proposed GP surgery building could be enhanced through the use of more brick detailing around the fenestration and ensuring the windows and doors are of a high quality and suitable colour. Notwithstanding matters of principle and Green Belt, the proposal represents a suitable overall design and layout on both parcels.

Due to its location and open countryside character, boundary treatments needs to be carefully considered, particularly for the allotment fields site. Side and back boundaries would be exposed which are generally discouraged as it results in a negative interface with the countryside beyond. It is suggested strong boundaries with established landscaping are put in place. A strong planting buffer should be provided to soften the impact of development and screening the hard boundary that would otherwise be created through the use of close-boarded fencing. A darker use of material on the proposed farmhouse (drawing ref: 19112.113_REVA) would be welcomed to minimise the impact of the scheme on the surrounding area.

Further design changes would be supported to ensure the proposal represents a development which can be considered appropriate to its context. These can be summarised as follows:

- A high-quality, hard wearing hoggin surface to paths within the orchard/ grassland and burial area would be preferable.
- The proximity of the allotments to the houses and the lack of space for any tree planting to filter views from upper windows is of some concern. Buffer planting should be included on the southern allotment boundaries as screening.
- The gravel finish to driveways and on plot parking will help to soften the hard surfaced areas – however should this not be acceptable from a highway perspective a paving material other than tarmac should be used.

Landscape Impact

Notwithstanding the Council's comments regarding the principle of development and impact on Green Belt (not a landscape designation but does refer to openness), the proposed development should be in accordance with Policy ENV1 (Landscape and Countryside). Previously, the council's landscape officer has advised that the evolution of the proposals and the decisions made were difficult to understand in some respects.

However, it was agreed that the impacts of the proposal on the landscape are relatively localised and that the mitigation proposals could reduce these to an acceptable level. As identified above, further tree planting and landscaping to the countryside edge boundaries would be beneficial along with additional tree planting adjacent to the allotments to filter views. These matters could be dealt with through amended plans, if appropriate, or a suitably worded planning condition.

Heritage Impact

Having regard to Policy ENV6 (Historic Environment), proposals for new development that may affect designated and non-designated heritage assets should take account of the desirability of sustaining and enhancing the significance of those assets. This includes Conservation Areas and Listed buildings. In accordance with the NPPF paragraph 199, great weight should be given to the conservation of heritage assets irrespective of the level of potential harm.

Policy ENV7 (Listed Buildings) requires proposals to firstly avoid impact to the Listed building or its setting, then conserve and enhance the elements which contribute to its significance. The proposal is in accordance with this policy as it is considered the proposal in the draft NDO is unlikely to detrimentally impact the settings of nearby Listed buildings.

The proposed degree of change to the Clifton Hampden Conservation Area is greater than the impact on individual Listed buildings. A not insignificant amount of private and public open space will be lost as a result of the proposed development. This will impact on the communal value associated with the Conservation Area as well as permanently altering its historic settlement pattern and density.

In accordance with paragraph 200, any harm to the significance of a designated heritage asset should require clear and convincing justification. Moreover, the proposal will give rise to less than substantial harm to the Conservation Area, which will need to be outweighed by the public benefits of the proposal, in accordance with paragraph 202 of the NPPF2021. The suggested public benefits are captured in the heritage report submitted alongside the draft NDO.

As such the independent examiner should be satisfied that the relevant tests in the NPPF have been met, having regard to the submitted evidence base.

Environmentally Sustainable Design and Carbon Reduction

Policy DES1 (High Quality Development) requires proposals to use land efficiently, while respecting the existing landscape character, be sustainable and resilient to climate change, minimise energy consumption, mitigate water run-off and flood risk and ensures a sufficient level of well-integrated and imaginative solutions for car and bicycle parking and bin storage. Policy DES7 (Efficient Use of Resources) sets out criteria that proposals should meet, which includes maximising passive solar heating, lighting, natural ventilation, energy and water efficiency.

Policy DES8 (Promoting Sustainable Design) requires proposals to minimise the carbon energy and impacts of the design. Electric vehicle charging points should be provided for the proposed new dwellings and within areas of car parking. Electric bike charging points for the medical facilities would be welcome.

The examiner should be satisfied these measures have been included in the proposal where relevant. A suitably worded planning condition could secure measures, including water efficiency, for example.

Policy DES9 (Renewable and Low Carbon Energy) encourages renewable and low carbon energy generation at all scales. Policy DES10 (Carbon Reduction) requires the following:

- Proposals for residential development to demonstrate at least a 40% reduction in carbon emissions compared with a 2013 building regulations compliant base case.
- Non-residential development proposals are required to meet the BREEAM excellent standard.

The energy statement submitted alongside the draft NDO does not demonstrate how the proposal meets these standards. The energy statement should include a fabric first approach to building design, supported by SAP calculations to demonstrate compliance. A BREEAM pre-assessment is required, demonstrating how the proposed new surgery building will be BREEAM Excellent compliant. Suitably worded conditions could be used to secure the measures in the energy statement and ongoing BREEAM assessment, including post-construction certificates. The council is concerned the proposal is not currently compliant with these policies, but Policy DES10 especially.

Space Standards

In accordance with Policy H11 (Housing Mix), all of the following should apply:

- All affordable housing and at least 15% of market housing should be designed to meet the standards of Part M (4) Category 2: accessible and adaptable dwellings. For this site with the current mix, this means at least 2 market dwellings.

- At least 5 %of affordable dwellings should be designed to the standards of Part M (4) Category 3: wheelchair accessible dwellings. For this site, that will mean at least 1 affordable dwelling.
- All affordable housing and 1 and 2 bed market housing dwellings should be designed to meet the Nationally Described Space Standards. This appears to be the case on this site.

Ecology

Policy ENV2 (Biodiversity) seeks to protect ecological receptors (designated sites, protected species, priority habitats, etc.). Where adverse impacts are likely on ecological receptors, development must meet the criteria outlined under the policy to be acceptable.

Policy ENV3 (Biodiversity) seeks to secure net gains for biodiversity and requires that development proposals are supported by a biodiversity metric assessment.

The full biodiversity metric is required as an Excel calculator so that it can be properly assessed as a relevant material planning consideration. The council recommends the examiner should request this information and we would be happy to comment further to assist the examiner's consideration.

Trees

Policy ENV1 (Landscape and Countryside) protects the trees in the district from harmful development and requires high quality tree planting within new development.

The trees within both sites are protected as they are located within the conservation area.

Flood Risk and Drainage

Policy EP4 (Flood Risk) seeks to direct development proposals to areas with the lowest risk of flooding. Any proposals should seek to demonstrate a suitable method of surface water drainage, including infiltration testing where necessary. All sewers should be designed to a suitable standard and offered for adoption first.

Highways, Parking and Sustainable Travel

Policy TRANS4 (Transport Assessments, Transport Statements and Travel Plans) requires the submission of a transport assessment. Policy TRANS5 (Consideration of Development Proposals) requires proposals to provide safe and suitable access for all users.

The proposal should demonstrate how safe and secure access for all users can be delivered and adequate connectivity is provided through and within the development. Having regard to the current layout, the proposal seeks to provide good connections to nearby footpaths and public rights of way.

With respect to vehicle access, discussion with Oxfordshire County Council as highways authority is recommended, with particular attention paid to the necessary

visibility splays. These are likely to directly impact the extent to which hedgerow or tree removal is required, which will impact other matters such as settlement character and trees protected by the Conservation Area designation.

Adequate parking will need to be provided in accordance with local standards for each proposed use. However, this should be sympathetically designed and incorporated into the proposal having regard to other material planning considerations. Further discussion on this point may be required.

Full vehicle tracking for Parcel A should be provided. The highways drawings only provide partial coverage.

Noise Climate

Policy ENV11 and Policy ENV12 (Pollution) seek to protect the district from harmful development and any future occupiers from detrimental noise pollution. The application site is likely to be adversely affected by traffic noise from the A415 (Abingdon Road) running adjacent to both sites.

The applicant will therefore need to demonstrate via an environmental noise assessment and noise mitigation scheme that the site is suitable for the proposed development, in accordance with Policy ENV12. The lack of information means the council have not been able to consider whether the proposal is compliant with Policy ENV11 and Policy ENV12.

Any required noise attenuation is likely to have an impact on the proposed detailed design and possibly layout.

A noise assessment and potentially modelling is required to demonstrate the proposal can mitigate the impact of road and any other noise.

The application site is also close to nearby existing residential properties and the applicant should consider and demonstrate their proposed means of controlling noise and dust adversely affecting these properties arising from construction. This can be controlled by a condition for construction management.

Contamination

Policy ENV11 (Contamination) requires proposals to protect occupiers and users from the adverse effects of pollution. Proposals will need to avoid or provide details of proposed mitigation methods to protect occupiers of a new development from the adverse impact(s) of pollution.

Where necessary, the proposal could be subject to phased conditions to deal with contamination reporting and any unexpected contamination arising during construction. The contaminated land officer has reviewed the submitted report and recommended suitable conditions. The design and construction of the proposed development should take account of the submitted report.

Air Quality

Policy EP1 (Air Quality) requires proposals to protect human health from the impacts of poor air quality. Proposals must have regard to the Council's developer guidance document and air quality action plan, national guidance and local transport plan.

The council requested an air quality assessment, which has been provided. The recommendations of the submitted report include the suggestion of EV charging points and a travel plan. These matters can be subject to conditions where necessary.

The air quality officer has reviewed the submitted report and recommended suitable conditions. The design and construction of the proposed development should take account of the submitted report.

Waste Management

Policy EP3 (Waste Collection and Recycling) requires development proposals to incorporate provision for the storage and collection of waste. I would advise considering this for all types of uses within the development and to design adequate waste management and storage facilities for the medical facility.

South Oxfordshire District Council provide guidance for developers with respect to waste management. It includes guidance for refuse vehicle access requirements, including widths, turning circles and a need to avoid or minimise a vehicle needing to reverse. The waste and recycling guidance for planning can be found here: [Waste policies - South Oxfordshire District Council \(southoxon.gov.uk\)](https://www.southoxon.gov.uk/waste-policies)

Details of bin storage for the 4 x 1 bed apartments and the non-residential elements should be provided. Plans and elevations for suitable bin stores should be provided.

SODC will collect waste from the residential development and will need to be satisfied that a bin lorry can access the two sites. The vehicle tracking is not provided in full. It should be provided fully for all of Parcel A.

Archaeology

Policy ENV9 (Archaeology and Scheduled Monuments) requires the consideration of archaeology in development proposals.

The sites are within an area of archaeological interest within an area of possible shrunken medieval settlement. In line with paragraph 194 of the National Planning Policy Framework (2021) an archaeological desk based assessment is required to be submitted alongside development proposals for the site.

The outcome of the desk based assessment will allow the County Archaeologist to provide advice on any future intrusive investigations and when these should be carried out. Discussions with Oxfordshire County Council regarding this matter are recommended to understand their views and any need for planning conditions.

6. Infrastructure and Planning Obligations

The draft S106 appears to be a good starting point for discussions. Notwithstanding any comments made in this response, the council reserves its right to discuss the suitability of the obligations and the legal agreement to ensure that it is in accordance with relevant legislation, policy and guidance.

Officers would be available to support the final drafting of a suitable agreement, subject to legal advice and the input of Oxfordshire County Council. An assessment of the viability of the latest proposal has been instructed by the council, and is available in Appendix 1.

GP Practice - the indications are the building is proposed to be owned by an entity and leased to a GP practice already operating in Clifton Hampden. SODC and OCC will likely need to be party to a signed S106. There are several options set out in the draft NDO.

As such, the council would consider it essential to ensure there are appropriate arrangements to ensure the deliverability and long term arrangements for securing the medical facility on the site. As this forms a key component of demonstrating Very Special Circumstances, officers are open to ongoing discussions with all relevant stakeholders.

At this stage, I would expect the S106 to include details of the following:

Obligations to the District Council

- Financial contributions for recycling and waste and street naming and numbering and S106 monitoring fees (all financial contributions including any commuted sums for maintenance to be index linked in accordance with current published base dates).
- Delivery, ownership and maintenance of the open space and play area – if SUDs included details of arrangements for future maintenance and liability for maintenance costs including any commuted sum.
- Provision of affordable housing and an affordable housing contribution for any part unit.
- Provision of medical facility/ GP practice with details of long-term ownership and transfer arrangements.
- Provision of burial ground with arrangements for future management and ownership together with details of any commuted sum for funding future maintenance.
- Details of any other obligations included in the viability reporting not currently included in the S106

Obligations to the County Council:

- Highways works and S278 agreement, education contributions (if requested by OCC), public transport contributions and other contributions such as waste and recycling if requested by OCC. As discussed with OCC, they will provide comments on the required obligations.
- Arrangements for unadopted roads or streets.

For information the S106 monitoring and fees schedule is available on the Council's website as follows:<https://www.southoxon.gov.uk/south-oxfordshire-districtcouncil/community-support/infrastructure-to-support-communities/section-106-agreements/>

The proposed development will be subject to Community Infrastructure Levy (CIL). The latest charging schedule can be found online here:

<https://www.southoxon.gov.uk/south-oxfordshire-district-council/community-support/infrastructure-to-support-communities/community-infrastructure-levy-or-cil-header-page/community-infrastructure-levy-cil-payments-and-procedures/cil-charging-schedule/>

List of draft conditions:

Notwithstanding the council's comments and information requested in this response, a list of draft conditions is provided in Appendix 2 for consideration during independent examination.

The proposed conditions are those that the council would anticipate attaching to the development proposal based on the information available at the current time, should the council have been minded to approve a planning application.

During the examination, if the council consider additional conditions would be required, such as those requested by Oxfordshire County Council or due to other matters arising, suitable text will be provided promptly to the examiner in a similar format.

7. Environmental Impact Assessment

An earlier iteration of the proposed development has been subject to Environmental Impact Assessment screening. A screening opinion was issued by the Local Planning Authority which concluded that the proposed development does not constitute Environmental Impact Assessment development. An Environmental Statement was not required.

8. Conclusion

In conclusion, the council considers the independent examiner should be satisfied that the suggested benefits of the proposal exist, are relevant, can be suitably secured by planning condition or legal agreement, and contribute towards 'Very Special Circumstances'.

The council raise the following key matters:

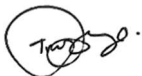
- 1) Deliverability of the proposed GP surgery
- 2) The viability of the proposal and lack of affordable housing
- 3) A lack of information on key topics such as energy/BREEAM, biodiversity metric and noise climate. Also waste management and highways/vehicle tracking.
- 4) Elements of the detailed design which the council consider could be amended to further mitigate impacts or ensure compliance with design policies.

These have been described in this response and are likely to be the subject of further discussions during the examination process. Moreover, further discussions are likely to be required on the following:

- Draft S106 legal agreement and any other legal agreement such as S278
- Draft Planning Conditions

These views are provided by South Oxfordshire District Council as Local Planning Authority with ultimate responsibility for adopting the NDO should that be recommended by the Independent Examiner. We have had regard to the Basic Conditions, and all other relevant legislation, policy and guidance. Our comments at this stage are a constructive contribution to the process and should not be interpreted as the council's formal view on whether the NDO meets the basic conditions. Any decision on the NDO will be taken by the council in due course subject to the outcome of the examination.

Yours sincerely,



Tim Oruye

Head of Policy and Programmes

South Oxfordshire District Council

**ADAMS
INTEGRA**



Assessment of the Revised Viability Report

Land north and south of Abingdon Road
Clifton Hampden
South Oxfordshire

April 2023

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The logo for Adams Integra, featuring the company name in white, bold, sans-serif capital letters on a dark blue square background.

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Introduction

Adams Integra has been instructed by South Oxfordshire District Council to review the revised evidence submitted in support of the Burcot and Clifton Hampden Neighbourhood Development Order (NDO). which proposes the following:

"17 new houses, associated open space together with provision for a new surgery to serve the village, other community facilities including burial ground, landscaping, highway and other associated works"

and to provide the following:

- i) review the updated viability assessment report (including underlying assumptions, land and sales values) submitted by the Parish Council and
- ii) advise, in a report, whether the viability assessment supporting the NDO is appropriate, and adequately addresses any issues raised in our previous report, or
- iii) if not, in what ways the assessment should be amended, what additional assessment is necessary and what additional information will be required.
- iv) to provide advice on what additional development may be required to support the full 40% affordable housing requirement on-site or off-site should the proposal proceed in its current form.
- v) provide assistance responding to questions by the council or the independent examiner around the viability of the scheme in writing or at a public hearing if necessary.

We have been provided with an Revised Viability Report on Feasibility dated November 2022 compiled by Bailey Venning Associates (BVA) in conjunction with Thomas Homes.

The conclusion of the revised report says the following:

"Our revised appraisal generates a Residual Land Value of almost exactly £1.3m, which is the same as the Benchmark Land Value we assess in respect of this site.

This suggests that the scheme is viable – in the sense that it is likely to go ahead – but that it could not reasonably be expected to deliver all of the benefits currently sought in addition to the full quota of affordable housing sought by policy."

Viability Guidance

In advising the Council in respect of viability, we need to have regard to published guidance. In this respect, we are considering in particular the National Planning Policy Framework (NPPF) July 2021; The Planning Practice Guidance, updated September 2019 and the RICS publication "Assessing viability in planning under the NPPF 2019" **March 2021**.

With regard to NPPF, we believe that paragraph 58 is particularly relevant. It states:

58 Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.

The Planning Policy Guidance goes on to say the following:

"Such circumstances could include, for example where development is proposed on unallocated sites of a wholly different type to those used in viability assessment that informed the plan; where further information on infrastructure or site costs is required; where particular types of development are proposed which may significantly vary from standard models of development for sale (for example build to rent or housing for older people); or where a recession or similar significant economic changes have occurred since the plan was brought into force."

and

"Any viability assessment should reflect the government's recommended approach to defining key inputs as set out in National Planning Guidance."

The PPG goes on to say the following:

**"Standardised inputs to viability assessment
What are the principles for carrying out a viability assessment?"**

Viability assessment is a process of assessing whether a site is financially viable, by looking at whether the value generated by a development is more than the cost of developing it. This includes looking at the key elements of gross development value, costs, land value, landowner premium, and developer return.

This National Planning Guidance sets out the government's recommended approach to viability assessment for planning. The approach supports accountability for communities by enabling them to understand the key inputs to and outcomes of viability assessment."

It also goes on to look at the following:

- *How should gross development value be defined for the purpose of viability assessment?*
- *How should costs be defined for the purpose of viability assessment?*
- *How should land value be defined for the purpose of viability assessment?*
- *What factors should be considered to establish benchmark land value?*
- *What is meant by existing use value in viability assessment?*
- *How should the premium to the landowner be defined for viability assessment?*
- *Can alternative uses be used in establishing benchmark land value?*
- *How should a return to developers be defined for the purpose of viability assessment?*

Between NPPF and RICS the guidance presents a case for requiring flexibility in the face of changing market conditions, whilst affirming that development will entail an element of risk for the developer. A viability assessment needs to take both these positions into account.

The ability of the site to contribute a level of Section 106 contributions needs to be assessed through a consideration of the various inputs into the development appraisals.

Appraisal Inputs

We have considered the main inputs into the development appraisal as follows:

Sales Values

The revised BVA report says the following:

I provided two sets of values in my report reflecting the upper and lower end of a range of expectations from local agents. I set these against the upper and lower end of my range of expectations on constructions costs and found that the results came out roughly the same in both instances. Mr Coate has taken the upper end of the value range and set it against the lower estimate of costs. Naturally, he arrives at a more favourable conclusion. In my view, [REDACTED] own research does not support the view he has taken.

The previous BVA report says the following:

"We have been provided with a full set of proposed values for the open market units from two agents with experience in the area. The values are summarised in the table below:

I am satisfied, for the time being that the range of value identified in the schedule above is either accurate or, if anything, slightly ambitious. I have therefore run versions of our model at both the upper and lower value points as sensitivities."

Plot	Storeys	Beds	Unit Size (m2)	Low Value	Higher Value	£/m2	£/m2
1	2	2	88	£385,000	£400,000	£4,381	£4,551
2	2	1	61	£250,000	£260,000	£4,115	£4,279
3	2	1	61	£250,000	£260,000	£4,115	£4,279
4	2	1	78	£250,000	£260,000	£3,200	£3,328
5	2	1	78	£250,000	£260,000	£3,200	£3,328
6	2	2	88	£385,000	£400,000	£4,381	£4,551
7	2	3	100	£485,000	£500,000	£4,865	£5,016
8	2	3	100	£485,000	£500,000	£4,865	£5,016
9	2	2	79	£415,000	£425,000	£5,231	£5,357
10	2	2	79	£415,000	£425,000	£5,231	£5,357
11	2	2	79	£415,000	£425,000	£5,231	£5,357
12	2	2	79	£415,000	£425,000	£5,231	£5,357
13	1	2	80	£460,000	£480,000	£5,724	£5,973
14	1	2	80	£460,000	£480,000	£5,724	£5,973
15	2	5	252	£1,150,000	£1,250,000	£4,568	£4,965
16	2	5	252	£1,150,000	£1,250,000	£4,568	£4,965

17	2	5	323	£1,500,000	£1,600,000	£4,644	£4,953
			1957	£9,120,000	£9,600,000	£4,660	£4,905

The BVA sales values are assumed as follows:

We carried some further research using websites such as Rightmove and Zoopla and through talking to Local Estate Agents looking at sold properties within 1 mile of the subject site. This research (see below) reinforces our view that the sales values used previously are fair and reasonable.

Address	type	m2	sales price	£ / m2	date sold
Jelleymans Cottage, 53, Oxford Road, Clifton Hampden, Abingdon, Oxfordshire OX14 3EW	4 bed semi	125.7	£610,000	£4,852.82	Aug-22
Fieldside, Oxford Road, Clifton Hampden, Abingdon, Oxfordshire OX14 3EW	3 bed semi	136.1	£615,000	£4,518.74	Jul-22
Lime Tree Cottage, Oxford Road, Clifton Hampden, Abingdon, Oxfordshire OX14 3EW	2 bed semi	84	£475,000	£5,654.76	Jul-22
Gable Cottage, Oxford Road, Clifton Hampden, Abingdon, Oxfordshire OX14 3EW	3 bed semi	111.7	£540,000	£4,834.38	Dec-21
Oxford Road, Clifton Hampden	3 bed semi	90.7	£625,000	£6,890.85	For sale
Burcot, Abingdon, Oxfordshire, OX14	2 bed terr	93.8	£575,000	£6,130.06	For sale

It is our opinion that the higher sales values are fair and reasonable and these are the values we have adopted. We have also adjusted the values of the larger 1-bed flats.

Our pricing takes into account the fact that there would be a new build premium and that this is an attractive village development. We agree with BVA that the pricing will be dependent upon the quality of the development and we will address that in the section on build costs.

We have adopted the following sales values.

Plot	Type	Unit Size (m2)	Value	£/m2
1	2 bed EOT	88	£400,000	£4,545
2	1 bed flat	61	£260,000	£4,262
3	1 bed flat	61	£260,000	£4,262

4	1 bed flat	78	£275,000	£3,526
5	1 bed flat	78	£275,000	£3,526
6	2 bed EOT	88	£400,000	£4,545
7	3 bed semi	100	£500,000	£5,000
8	3 bed semi	100	£500,000	£5,000
9	2 bed semi	79	£425,000	£5,380
10	2 bed semi	79	£425,000	£5,380
11	2 bed semi	79	£425,000	£5,380
12	2 bed semi	79	£425,000	£5,380
13	Semi (Barn Style) 2 bed	80	£480,000	£6,000
14	Semi (Barn Style) 2 bed	80	£480,000	£6,000
15	Linked Barn 5 bed	252	£1,250,000	£4,960
16	Linked Barn 5 bed	252	£1,250,000	£4,960
17	Detached Farmhouse 5 bed	323	£1,600,000	£4,954
	TOTAL	1957	£9,630,000	£4,921

Affordable Housing Requirement

The response from the Council's affordable housing team says the following:

The National Planning Policy Framework states that affordable housing provision will be sought on major development schemes of 10 or more homes, or a site of 0.5 hectares. In accordance with Local Plan Policy H9, the affordable housing provision will be 40% on any site within the district of South Oxfordshire.

For a site of 17 units this would equate to 6.8 affordable homes in accordance with the affordable housing mix below;

Tenure mix	Percentage %	Number of units
First Homes	25%	2
Social rent	35%	2
Affordable rent	25%	1
Home ownership	15%	1

Where the affordable percentage results in a part unit, a financial contribution will be sought on the part residential unit. The expectation would be for 6 units to be delivered on the site with a commuted sum payable for the 'part' (0.8) unit. An appropriate commuted sum amount will be calculated upon request.

We have assumed the following:

- two 1-bed flats for first homes
- two 1-bed flats for social rent
- one 2-bed house for affordable rent
- one 2-bed house for shared ownership

The updated BVA report says the following:

"In my assessment, I had assumed that, where there is to be any discount in the level of affordable housing, the Council would expect to see as many homes as possible delivered in the form of Affordable Rent, typically the priority tenure. I also made the assumption that a receiving RP might pay as much as £160,000 for a one bedroom home and £180,000 for a home with two bedrooms. What I did not say explicitly, was that both valuations would entail an element of grant.

Mr Coate's appraisal is on the basis of a compliant quantum of affordable homes and, consequently, he applies a mix of tenures both Affordable Rent and Intermediate.

Mr Coate values the 1 bed Affordable Rented properties at between £89,000 and £114,000 while he estimates the value of the 2 bed affordable rented homes at £129,000.

I agree with Mr Coate that it would be more appropriate in this context to value the affordable units without recourse to grant funding, which cannot be guaranteed and will not be available unless it is "necessary".

Nonetheless, I consider his valuations of the affordable homes somewhat ungenerous. This is an expensive area and the LHA which forms the effective ceiling for Affordable rents is high (although, as I pointed out, an RP might well seek to undershoot the LHA in order to make the units more affordable to the occupants. On that basis, I started with the LHA and cut it by a modest amount to derive a rent. I then annualised the rent, deducted 25% of the total to account form management maintenance and voids and capitalised the net rent at a rate of 4.75%.

LHA	Assumed Rent	Annual Gross	Annual Net	Capital Value
£155	£147.50	£7,692	£5,769	£121,455
£184	£170	£8,865	£6,649	£139,982

In round terms, £120,000 for one bedroom units and £140,000 for units with two bedrooms."

We agree with BVA that the values of £120,000 for a 1-bed and £140,000 for a 2-bed are fair and reasonable for the affordable rented properties.

For the social rented properties, we have assumed a value of £90,000.

We have assumed a shared ownership value of 65% of open market value.

For the first homes we have assumed a value of 70% of open market value.

Surgery Value

The revised BVA report says the following:

'██████████ and I do not disagree significantly about the cost of providing the new surgery. Such as it is, the difference between us is simply the difference in the rates published by BCIS at the time of our respective reports.

The funding of the surgery, and, hence the value attributable to it is another matter. I start from my own understanding of the deal proposed here, which will need to be enshrined in the NDO and any legal agreements entered into in the course of the planning permission itself – the price the GPs practice will pay for the surgery will reflect the cost of its provision – no allowance will be made for a land value or a developer profit.

In one sense, that principle of cost neutrality removes consideration of the surgery from the viability question – whatever deal is done, it will not affect the viability of the development overall because it will be cost neutral.

On the other hand, our brief was to check whether the plan itself was credible – in that sense of viability, it was necessary for us to determine whether there was a plausible set of assumptions which could lead to the cost neutral outcome.

Since we know the cost, all that remained was to identify a credible set of assumptions that would cover that cost.

By way of further explanation, I started with the construction cost of the surgery itself, £986,650 and added on 5% to account for contingency and 10% to account for fees. That gave me £1,140,000 in direct costs and, to that, I added approximately one quarter of the finance costs arising from the construction element (not land). That gave me a total of £1,212,000.

On the value side, I am aware that healthcare rents vary considerably – from a low of around £200/m² to around £400/m² in tight markets. I therefore adopted a rent towards the bottom of that range - £240/m² assuming that, since this was a typical rent, it would be one that the practice would be able to afford.

██████████ agrees with that assessment.

What I then did was to determine what yield would be required in order to achieve a capital value equivalent to the development cost and the answer was 7%.

In reality, that yield is somewhat higher than I would expect a commercial landlord to require in respect of a healthcare facility since a GP practice offers reasonably good covenant. I therefore concluded that this aspect of the proposal was sound – that there was a deal to be done which would reflect the cost neutral nature of the proposal.

██████████, I think accepts all of that, however, he then goes on to say that he would expect a commercial landlord to accept a yield of 6%. I do not disagree except insofar as, the consequence of including that yield in the appraisal is to increase the apparent capital value of the practice to £1,4m. On ██████████ assessment, the surgery is actually generating a surplus of around £200,000. That is not the basis upon which the scheme is proceeding. The reality is that the NHS would be as aware of this as we are and, if the surgery is to be handed over at a price reflecting development cost, then I would expect the rent to be reduced. In my revised appraisal, I have adopted ██████████ yield assumption and then reduced the rent assumption until the capital value reflects the development cost of £1.2m. the result is a rent of £208/m². Again, I am satisfied that this lies within the range of realistic expectations.”

It remains our opinion that a net annual rent of £240 per m² is a fair and reasonable assumption. As stated previously we would normally apply a yield of 6% resulting in a capital value of £1,400,000.

However, we have considered the comments made by BVA and, assuming that it is enshrined in the NDO and any legal agreements entered into in the course of the planning permission itself, we have assumed that the price the GPs practice will pay for the surgery will reflect the cost of its provision and that no allowance will be made for a land value or a developer profit.

Build Costs

The latest BCIS rates for Housing, mixed developments (rebased to South Oxfordshire) show a range from a lower quartile rate of £1,403 per m² to an upper quartile rate of £1,762 per m² with a median rate of 1,563 per m² and a mean rate of 1,607 per m². (See appendix 2).

BCIS rates do not include for external works or contingencies. We have made an allowance of 10% for externals.

It remains our opinion that it is fair and reasonable to assume the BCIS median rate (1,563 per m²) for a scheme such as this. We have adopted the median rate (including externals) of £1,719 per m².

It should be noted that this is higher than the previous adopted rate of 1,675 per m².

Village Hall

The BVA report says the following:

In respect of the extension to the village hall, we have been provided with an indicative cost of £75,000. Based on the 34m2 of the extension, that works out to £2,206/m2 – although we take that to be an all-in rate.

It is our opinion that this is a fair and reasonable assumption.

Contingencies

We have included a contingency rate of 5% in our overall build cost.

Professional Fees

The revised BVA report says the following:

"... I had applied a rate of 10%. In adopting that rate, I noted that this was a small development featuring one-off designs and two different uses.

██████████' assessment is predicated on a rate slightly outside that range – 7%.

I accept that such a rate could be appropriate in certain circumstances – a development of around 200 homes by a major housebuilder using established house types for example. I do not accept that this is appropriate here.

For a scheme of this type I would expect the architects' fees alone to amount to around 5% of the contract sum and, unlike housing, healthcare facilities are subject to technical criteria which I would not expect to be an everyday matter for a local, primarily residential developer.

I am therefore unable to accept that 7% of the contract sum is an appropriate allowance in respect of fees."

It remains our opinion that an allowance of 7% is a fair and reasonable assumption. If we are provided with updated information regarding the actual level of fees (with justification) then we would be prepared to look at this again.

CIL / S106 costs

The previous BVA report said the following:

"Beyond the new surgery, the extension to the village hall and the four affordable homes, we have been provided with the following costs:

- Village Contributions - £200,000*
- Car Park - £150,000*
- Allotments and Cemetery - £100,000*
- Public Open space £125,000*
- Community Infrastructure Levy @ £181.09/m2 (£308,000)*

We understand that many of these costs are secured by the draft S106 in respect of the site but we have not been provided with a copy. One of the purposes of the two stage reporting structure is to consult on these matters and to ensure that these costs are accurate and have not been double-counted."

We have included the above costs in our appraisal at this stage. With regards to CIL we have applied the current rate of £225 per m² to the open market units only.

Sales and Marketing costs

The BVA appraisal said the following:

"We have allowed 1% of the gross development value of the open market units to cover the cost of marketing and a further 1.75% of value to cover agency fees. These are relatively standard allowances. We have also allowed £2,000/unit to account for the cost of legal services upon sale. No agency, marketing or legal fees have been allowed in respect of the affordable homes."

In line with recent viability appraisals carried out in the area we have assumed a sales and marketing allowance of 2% and £1,000 per property for legal fees.

Interest

The BVA updated report says the following:

"we have assumed a slight increase in the cost of finance, from 6.5% to 7.0%. It is important to recognise that this remains a rolled-up assumption accounting for all fees and charges. The other amendment we have made is to cashflow. Previously, we had allowed a pre-construction period of 12 months and 12 months of construction. On reflection, the former was too long and the latter too short. We have emended to allow 6 months for pre-construction and 18 for construction."

We have applied an all-inclusive interest rate of 7% which is a fair and reasonable assumption.

Timings

In modelling the development, we have assumed a 6-month lead in period and a construction period of 18 months.

Profit

The previous BVA report said the following:

"Provision is normally made for residential developer profit at different levels according to tenure. Typically, an allowance of 20% of gross development value is made in respect of open market units and 6% of cost in respect of affordable homes. We have reflected these allowances here. No profit at all has been allowed in respect of the new surgery.

In this case, it is our opinion that a profit level of 17.5% on GDV for the open market units is a fair and reasonable assumption.

We have applied a profit level of 6% for the affordable units.

Benchmark Land Value

The updated BVA report says the following:

"The foregoing reflect a series of normal disagreements between professionals as to the appropriate allowances for each of the respective items.

Our disagreement as to the appropriate approach to land value may be more fundamental.

For the benefit of clarity, our assessment was that it was reasonable to assume that the scheme would go ahead if the land value exceeded £1.3m. This was based on two assumptions – the transfer of the village shop and associated accommodation to the Burcot and Clifton Hampden Community Land Trust "CLT" in exchange for £400,000 and the transfer of the greenfield element for £900,000.

Mr Coate has challenged both elements.

It goes on to say the following:

For a site to be considered viable, it is recognised that it is often necessary for the Residual Land Value arising from development to exceed the Existing Use Value by some margin – otherwise, why would the developer bother with the change of use.

That is straightforward for sites which are currently in use, - an office block or an industrial estate for example. A premium of 10-20% is applied in compensation for the change of use and it is understood that this will amount to a significant sum of money because the underlying value is substantial.

This approach does not work for greenfield land precisely because the existing use value of greenfield land is so low – often £20-25k/ha. A premium of even 20% would amount to no more than £5k/hectare and is unlikely to motivate a vendor to release the site.

For that reason, it has long been common practice to assume that the owner of a greenfield site would need to see a significant uplift in the value of the land in order to encourage them to bring it forward – generally between 10 and 20 times the agricultural value.

This approach reflects two things. First, it reflects the fact that, whilst such a premium is obviously very large in relative terms, it remains quite modest in absolute terms.

Second, it makes allowance for the nature of agricultural land holdings. Such land is often in the hands of families, who may have owned it for generations. The sale may be the only significant land transaction of their lives. This is in stark contrast to other types of brownfield land, which are often held by commercial landlords with many assets, in which they transact regularly.

The Benchmark Land Value associated with this development comes from two elements – the greenfield land and the village shop.

We will address the latter first.

In our initial report, we stated that, as part of the land deal, the existing village shop was to be transferred from the Trust to the CLT and that the value of the shop was around £400k.

Mr Coate entirely reasonably, asked why the shop was to be included since it did not appear to altogether relevant to the development. Moreover, he pointed out that, if the shop was worth £400k then this must be because it produced revenue to that value. If so, he pointed out that revenue was not included in our assessment.

It appears that my framing was not quite correct.

As I understand it, the shop is located on the High Street at some distance from the subject site. It is currently owned by the Trust, which will transfer it to the control of the CLT as part and parcel of the land transaction associated with the development.

However, the market value associated with the shop arises not from the shop itself but from the attached accommodation. As I understand it, the operation of the shop is viable only because of the attached bungalow.

If the bungalow were sold, as a house with no obligations, it would realise a value of around £400,000. However, the shop would close and the village would be the poorer. The intention is therefore that both shop and accommodation would be transferred to the PC, who will then continue to lease both shop and accommodation to the operator of the shop.

The revenue arising from the present lease does not exist in our appraisal because, as I understand it, the gross value of the lease

is largely consumed by maintenance costs. We attach an indication of value provided by Savills in respect of the property."

"The inclusion of the village shop cost as part of the Benchmark Land Value therefore arises because the Trust will hand over an asset which is potentially worth £400k to the CLT and, if that is not reflected in the land value associated with the main site, they will receive no compensation for doing so. That being the case, the risk exists that they will not do so, and a valuable resource will be lost to the village.

We acknowledge that it will be essential to ensure that the NDO contains robust measures to ensure that the Village Store is handed over and that there are agreements in place to ensure that it remains in that use for the long term."

We understand the rationale behind the above reasoning from BVA. However, it is unlikely that the occupants of the village shop and its accommodation will be charged no rent whatsoever. We have not seen any such **"indication of value provided by Savills in respect of the property"**.

The issue of the Village shop still needs to be resolved. At this time the BVA appraisal includes £400,000 as a land value for the village shop. It is more likely that the accommodation would be let at a reduced rate on the understanding that the village shop was kept open and functioning.

The only reference to the transfer of the village shop we can find is in the draft S106 which says the following:

- 2.7 The First Owner shall prior to Implementation transfer the land edged orange and numbered '7' and subject to a lease dated 31 January 2020 and made between (1) Christopher Thomas Bremner Purvis and Rupert Michael Fleming as the Trustees of the DCL Gibbs Children's Trust and (2) Christopher and Pauline Neill on Plan X to Burcot and Clifton Hampden Community Land Trust ("BCHCLT") at nil value. The Owners shall not permit Implementation until such transfer has occurred.

It appears, from the photos of the shop from the outside and its social media presence that the shop and Post Office are thriving. The addition of an additional 17 houses to the village will only serve to increase the shop's business.

As per our previous report, we would request that further information is provided as to why the village stores has been included in the land value equation but there is no income no income derived.

We have, again, at this stage not included this in our appraisal.

The revised BVA report goes on to say the following:

The site itself is greenfield land. Moreover, we recognise that it is in the greenbelt. That being the case, our allowance for the price at which the landowner might be expected to release it was at the lower end of expectations – an underlying value of £20,000/hectare and an uplift of 10 times underlying value.

Based on 4.5ha of land, that gave an allowance for the development site of £900k.

As I understand it, Mr Coate’s objection to this approach is that the application site is outside the settlement boundary and is therefore within the greenbelt. As such, development of the site is acceptable only in “very special circumstances”.

In his view, the presumption against development is so strong that the landowner cannot expect to achieve the same sort of uplift in land value that he might in the case of a conventional greenfield allocation.

In his view, all of the benefits sought by the parish Council should be provided in addition to the infrastructure and affordable housing sought by Local Plan Policy and any test of viability can only be considered against the existing use value of the land – i.e around £100k.

In my view, this approach is wrong.

We agree with BVA that the benchmark land value of 10 times agricultural value is fair and reasonable for a greenfield site. However, that applies only to sites that are allocated for housing.

That is **not** what we are saying. BVAs interpretation of our reasoning is incorrect.

What we said was that the whole of this particular site (and wider parish) are in the Green Belt is only being considered due to “*very special circumstances*”. It is being argued that the development of market homes in the Green Belt is needed to deliver the new GP surgery, other facilities and financial contributions.

It is our opinion, therefore, that **careful consideration should be given to the “uplift” over the EUV** that is being applied.

The Planning Practice Guidance is quite clear that the benchmark land value should be calculated on an Existing Use Value plus uplift basis.

It says the following:

How should land value be defined for the purpose of viability assessment?

To define land value for any viability assessment, a benchmark land value should be established on the basis of the [existing use value \(EUV\)](#) of the land, plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to fully comply with policy requirements. Landowners and site purchasers should consider policy requirements when agreeing land transactions. This approach is often called 'existing use value plus' (EUV+).

In order to establish benchmark land value, plan makers, landowners, developers, infrastructure and affordable housing providers should engage and provide evidence to inform this iterative and collaborative process.

We have carried out a residual land appraisal of the proposed development which includes the benchmark land value and the profit and shows the amount of surplus or deficit that is available for S106 contributions (including affordable housing).

What factors should be considered to establish benchmark land value?

Benchmark land value should:

- be based upon [existing use value](#)*
- allow for a premium to landowners (including equity resulting from those building their own homes)*
- reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees*

Viability assessments should be undertaken using benchmark land values derived in accordance with this guidance. Existing use value should be informed by market evidence of current uses, costs and values. Market evidence can also be used as a cross-check of benchmark land value but should not be used in place of benchmark land value. There may be a divergence between benchmark land values and market evidence; and plan makers should be aware that this could be due to different assumptions and methodologies used by individual developers, site promoters and landowners.

This evidence should be based on developments which are fully compliant with emerging or up to date plan policies, including affordable housing requirements at the relevant levels set out in the plan. Where this evidence is not available plan makers and applicants should identify and evidence any adjustments to reflect

the cost of policy compliance. This is so that historic benchmark land values of non-policy compliant developments are not used to inflate values over time.

In plan making, the landowner premium should be tested and balanced against emerging policies. In decision making, the cost implications of all relevant policy requirements, including planning obligations and, where relevant, any Community Infrastructure Levy (CIL) charge should be taken into account.

Where viability assessment is used to inform decision making under no circumstances will the price paid for land be a relevant justification for failing to accord with relevant policies in the plan. Local authorities can request data on the price paid for land (or the price expected to be paid through an option or promotion agreement).

What is meant by existing use value in viability assessment?

Existing use value (EUV) is the first component of calculating benchmark land value. EUV is the value of the land in its existing use. Existing use value is not the price paid and should disregard hope value. Existing use values will vary depending on the type of site and development types. EUV can be established in collaboration between plan makers, developers and landowners by assessing the value of the specific site or type of site using published sources of information such as agricultural or industrial land values, or if appropriate capitalised rental levels at an appropriate yield (excluding any hope value for development).

Sources of data can include (but are not limited to): land registry records of transactions; real estate licensed software packages; real estate market reports; real estate research; estate agent websites; property auction results; valuation office agency data; public sector estate/property teams' locally held evidence.

How should the premium to the landowner be defined for viability assessment?

The premium (or the 'plus' in EUV+) is the second component of benchmark land value. It is the amount above existing use value (EUV) that goes to the landowner. The premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to fully comply with policy requirements.

Plan makers should establish a reasonable premium to the landowner for the purpose of assessing the viability of their plan. This will be an iterative process informed by professional judgement and must be based upon the best available evidence informed by cross sector collaboration. Market evidence can

include benchmark land values from other viability assessments. Land transactions can be used but only as a cross check to the other evidence. Any data used should reasonably identify any adjustments necessary to reflect the cost of policy compliance (including for affordable housing), or differences in the quality of land, site scale, market performance of different building use types and reasonable expectations of local landowners. Policy compliance means that the development complies fully with up to date plan policies including any policy requirements for contributions towards affordable housing requirements at the relevant levels set out in the plan. A decision maker can give appropriate weight to emerging policies. Local authorities can request data on the price paid for land (or the price expected to be paid through an option or promotion agreement).

It is clear from the above guidance that the existing use value is key, and it is our opinion that this site would have an existing use value of £10,000 per acre.

On this point we are in agreement with BVA. Their EUV is £90,000, our EUV £111,197.

We went on to say that any uplift applied to the EUV needs to take into account the other costs to this development (Doctors surgery (nil cost), Village Contributions, Car Park, Allotments and Cemetery, Public Open space).

For viability assessments such as this it is our opinion that the site value should be assessed by means of a residual development appraisal, i.e. the land value is generally determined last, and is not a fixed input at a level unrelated to the cost of abnormalities and the planning gain (S106 obligations, CIL, planning conditions). In short, it is the requirements of this site which drive the land value.

The valuation process therefore involves judging where the value of the site would be when all of the costs are fully reflected. This is the **Residual Land Value**. This RLV is then viewed alongside the price at which a reasonable, hypothetical, commercially minded landowner would dispose of the land (BLV) having regard to the site's Existing Use Value ("EUV").

This has been misinterpreted by BVA as being the benchmark. This is not the case. We recognise that the Benchmark Land Value should incorporate an uplift over EUV which will provide the landowner with the necessary uplift over EUV to incentivise them to sell the land. However, it should also take into account the various costs to the development and the policies of the Council.

The revised BVA report goes on to say the following:

It is true that, in order to release the site from the greenbelt and allocate it, very special circumstances would need to exist. But that test has been met.

The entire rationale for the allocation of the site is the set of benefits it will provide to the local community for the avoidance of doubt, these are:

- A new medical facility, including relocation and expansion of GP surgery as well as provision of additional healthcare services.*
- £125,000 towards Public Open Space:*
- £200,000 towards the village school (£150,000) and improvement of amenities on the Recreation Ground*
- £150,000 towards the relocation of the car park and additional car parking.*
- £100,000 for improvements to the allotments and provision of a new cemetery and associated parking.*
- £75,000 for an extension to the village hall.*
- The transferred village shop (value £400,000)*
- £10,000 seed funding for the new Community Land Trust*
- Retained rights to use the Barley Mow Car Park as a car park for visitors (The car park is in the process of being sold to Greene King with retained rights, which are conditional on the NDO scheme)*
- All undeveloped land on both sites transferred into community ownership via the CLT.*

These contributions are in addition to the £60,000 that we assume the Council will look to secure through S106/S278 and over £308,000 in Community Infrastructure Levy.

In the absence of those benefits – benefits which can be secured only from this site, there would be no NDO.

Once it has been established that these benefits are exceptional and that there is no other obvious way to secure them, then it is reasonable that some consideration is given to the landowner's interests.

The allocation of this greenbelt site is predicated upon a Benchmark Land Value of just £288,000/ha including the cost of the village stores. Moreover, as we understand it, that is the actual price under negotiation.

The difference between those two positions is flowing back to the community through the Parish Council.

We recognise that the loss of two affordable homes relative to the requirement set out in policy represents a reduction in that element of the benefit arising from the scheme, but the benefits that are secured are significantly more valuable – both in terms of their absolute financial value and the value attributed to them by the community

One final point to make is that the benchmark land value we have attributed to the site is similar to the actual transaction value under discussion between the development partner and the Trust. I recognise that the market value (or, indeed, the price under discussion between the parties) is not a formal consideration in viability discussions. There is, however, a degree of consideration to the price that a landowner may be willing to accept in the case of a site which will deliver a large number of benefits, but which comes forward through these community-led processes. As we have seen, the value proposed is above the existing use value but well below a market value. There is a risk that, at some point, the landowner withdraws, and all the benefits of development are lost.”

We have carried out a revised residual land valuation which establishes a residual land value which we will then consider against a reasonable benchmark land value to establish whether the policy compliant amount of affordable housing contribution is viable.

Conclusions

We have carried out our own appraisal of the scheme using the inputs described above to establish the RLV of the proposed scheme with the policy compliant number of affordable houses.

The argus appraisal has been utilised to establish the Residual Land Value of the Proposed Scheme.

The appraisal which can be found at Appendix 1 for the proposed 17 houses and flats (with 6 affordable units) results in a residual land value of £1,657,340.

This is above the BLV assumed by BVA and is above the existing use value of £111,197 by a factor of 15 and clearly shows that a scheme with 40% affordable housing (6 units) would be viable.

For completeness we have also carried out an appraisal but with the lower sales values used by BVA.

This appraisal which can be found at Appendix 3 for the proposed 17 houses and flats (with 6 affordable units) results in a residual land value of £1,362,699.

This is still above the BLV assumed by BVA and is above the existing use value of £111,197 by a factor of 12 and clearly shows that a scheme with 40% affordable housing (6 units) would be viable.

It remains our opinion that this appraisal demonstrates that the proposed scheme is viable and could provide an 40% affordable housing comprising the following tenure mix as well as the other proposed contributions as outlined in the report above:

- two 1-bed flats for first homes
- two 1-bed flats for social rent
- one 2-bed house for affordable rent
- one 2-bed house for shared ownership
- plus a financial contribution towards the remaining 0.8 of an affordable unit.

**End of Report
Adams Integra
April 2023**

Appendix 1 – RLV of the proposed scheme with 40% affordable housing (6 affordable units).

Appendix 2 – BCIS build cost rates.

Appendix 3 – RLV of the proposed scheme with 40% affordable housing (6 affordable units) but with reduced sales values.



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APPENDIX 1

Clifton Hampden
17 units, 6 Affordable units.

Development Appraisal
Prepared by [REDACTED]
Adams Integra
11 April 2023

APPRAISAL SUMMARY**ADAMS INTEGRA**

Clifton Hampden

17 units, 6 Affordable units.

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales
2 bed EOT	1	88.00	4,545.45	400,000	400,000
2 bed EOT	1	88.00	4,545.45	400,000	400,000
GF Maisonette 1 bed first home	1	61.00	2,983.61	182,000	182,000
GF Maisonette 1 bed first home	1	61.00	2,983.61	182,000	182,000
FF Maisonette 1 bed social rent	1	78.00	1,153.85	90,000	90,000
FF Maisonette 1 bed social rent	1	78.00	1,153.85	90,000	90,000
Semi 3 bed	1	100.00	5,000.00	500,000	500,000
Semi 3 bed	1	100.00	5,000.00	500,000	500,000
Semi 2 bed affordable rent	1	79.00	1,772.15	140,000	140,000
Semi 2 bed shared ownership	1	79.00	3,496.84	276,250	276,250
Semi 2 bed	1	79.00	5,379.75	425,000	425,000
Semi 2 bed	1	79.00	5,379.75	425,000	425,000
Semi (Barn Style) 2 bed	1	80.00	6,000.00	480,000	480,000
Semi (Barn Style) 2 bed	1	80.00	6,000.00	480,000	480,000
Linked Barn 5 bed	1	252.00	4,960.32	1,250,000	1,250,000
Linked Barn 5 bed	1	252.00	4,960.32	1,250,000	1,250,000
Detached Farmhouse 5 bed	1	323.00	4,953.56	1,600,000	1,600,000
Totals	17	1,957.00			8,670,250

Rental Area Summary

	Units	m ²	Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Surgery	1	350.00	240.00	84,000	84,000	84,000

Investment Valuation

Surgery						
Market Rent	84,000	YP @	7.0000%	14.2857		
		PV 10mths @	7.0000%	0.9452	1,134,213	

GROSS DEVELOPMENT VALUE**9,804,463**

Project:

APPRAISAL SUMMARY**ADAMS INTEGRA**

Clifton Hampden

17 units, 6 Affordable units.

NET REALISATION**9,804,463****OUTLAY****ACQUISITION COSTS**

Residualised Price

1,657,340

1,657,340

Stamp Duty

72,367

Agent Fee

1.00% 16,573

Legal

0.75% 12,430

101,370

CONSTRUCTION COSTS**Construction**

Surgery

350.00 m² 2,844.00 pm² 995,400

2 bed EOT

88.00 m² 1,719.00 pm² 151,272

2 bed EOT

88.00 m² 1,719.00 pm² 151,272

GF Maisonette 1 bed first home

61.00 m² 1,719.00 pm² 104,859

GF Maisonette 1 bed first home

61.00 m² 1,719.00 pm² 104,859

FF Maisonette 1 bed social rent

78.00 m² 1,719.00 pm² 134,082

FF Maisonette 1 bed social rent

78.00 m² 1,719.00 pm² 134,082

Semi 3 bed

100.00 m² 1,719.00 pm² 171,900

Semi 3 bed

100.00 m² 1,719.00 pm² 171,900

Semi 2 bed affordable rent

79.00 m² 1,719.00 pm² 135,801

Semi 2 bed shared ownership

79.00 m² 1,719.00 pm² 135,801

Semi 2 bed

79.00 m² 1,719.00 pm² 135,801

Semi 2 bed

79.00 m² 1,719.00 pm² 135,801

Semi (Barn Style) 2 bed

80.00 m² 1,719.00 pm² 137,520

Semi (Barn Style) 2 bed

80.00 m² 1,719.00 pm² 137,520

Linked Barn 5 bed

252.00 m² 1,719.00 pm² 433,188

Linked Barn 5 bed

252.00 m² 1,719.00 pm² 433,188

Detached Farmhouse 5 bed

323.00 m² 1,719.00 pm² 555,237**Totals****2,307.00 m² 4,359,483 4,359,483**

Contingency

5.00% 168,204

Contingency on surgery

5.00% 49,770

Village Contributions

200,000

S106/S278

60,000

Project:

APPRAISAL SUMMARY**ADAMS INTEGRA****Clifton Hampden****17 units, 6 Affordable units.**

CIL	1,433.00 m²	225.00 pm²	322,425	800,399
Other Construction				
POS			125,000	
Car Park			150,000	
Allotments & Cemetary			100,000	
Village Hall			75,000	450,000
PROFESSIONAL FEES				
Professional Fees		7.00%	235,486	
Doctor's surgery		10.00%	99,540	335,026
MARKETING & LETTING				
Marketing		1.00%	80,740	80,740
DISPOSAL FEES				
Sales Agent Fee		1.00%	80,740	
Sales Legal Fee	17.00 un	1,000.00 /un	17,000	97,740
MISCELLANEOUS FEES				
Open Market Profit		17.50%	1,412,950	
Affordable PProfit		6.00%	35,775	1,448,725
FINANCE				
Debit Rate 7.000%, Credit Rate 0.000% (Nominal)				
Land			250,256	
Construction			213,110	
Other			10,273	
Total Finance Cost				473,640
TOTAL COSTS				9,804,463
PROFIT				0

Project:

Clifton Hampden**17 units, 6 Affordable units.****Performance Measures**

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%
Development Yield% (on Rent)	0.86%
Equivalent Yield% (Nominal)	7.00%
Equivalent Yield% (True)	7.32%
IRR	6.56%
Rent Cover	0 mths
Profit Erosion (finance rate 7.000%)	0 mths

APPENDIX 2

£/m2 study

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 08-Apr-2023 07:27

› Rebased to South Oxfordshire (108; sample 24)

Maximum age of results: Default period

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
810. Housing, mixed developments (15)	1,607	875	1,403	1,563	1,762	3,569	1253
810.1 Estate housing							
Generally (15)	1,607	773	1,370	1,543	1,757	5,570	1405
Single storey (15)	1,827	1,076	1,546	1,762	2,019	5,570	234
2-storey (15)	1,546	773	1,338	1,502	1,690	3,372	1089
3-storey (15)	1,685	1,003	1,408	1,595	1,911	3,294	77
4-storey or above (15)	3,371	1,642	2,689	3,003	4,517	5,002	5
810.11 Estate housing detached (15)	2,100	1,170	1,634	1,811	2,249	5,570	21
810.12 Estate housing semi detached							
Generally (15)	1,620	943	1,382	1,578	1,759	3,645	347
Single storey (15)	1,816	1,158	1,580	1,775	1,983	3,645	80
2-storey (15)	1,561	943	1,371	1,518	1,708	2,770	256
3-storey (15)	1,555	1,180	1,254	1,540	1,755	2,272	11
810.13 Estate housing terraced							
Generally (15)	1,644	972	1,345	1,541	1,798	5,002	238
Single storey (15)	1,887	1,210	1,566	1,945	2,176	2,637	20
2-storey (15)	1,569	972	1,326	1,504	1,711	3,372	182
3-storey (15)	1,718	1,003	1,391	1,577	1,914	3,294	34
4-storey or above (10)	4,760	4,517	-	-	-	5,002	2
816. Flats (apartments)							
Generally (15)	1,887	937	1,565	1,780	2,123	6,499	852
1-2 storey (15)	1,792	1,114	1,510	1,694	2,001	3,700	181
3-5 storey (15)	1,860	937	1,559	1,777	2,112	3,963	573
6 storey or above (15)	2,239	1,376	1,828	2,095	2,406	6,499	95

APPENDIX 3

Clifton Hampden
17 units, 6 Affordable units.
Reduced sales values

Development Appraisal
Prepared by [REDACTED]
Adams Integra
11 April 2023

APPRAISAL SUMMARY**ADAMS INTEGRA**

Clifton Hampden
 17 units, 6 Affordable units.
 Reduced sales values

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales
2 bed EOT	1	88.00	4,375.00	385,000	385,000
2 bed EOT	1	88.00	4,375.00	385,000	385,000
GF Maisonette 1 bed first home	1	61.00	2,868.85	175,000	175,000
GF Maisonette 1 bed first home	1	61.00	2,868.85	175,000	175,000
FF Maisonette 1 bed social rent	1	78.00	1,153.85	90,000	90,000
FF Maisonette 1 bed social rent	1	78.00	1,153.85	90,000	90,000
Semi 3 bed	1	100.00	4,850.00	485,000	485,000
Semi 3 bed	1	100.00	4,850.00	485,000	485,000
Semi 2 bed affordable rent	1	79.00	1,772.15	140,000	140,000
Semi 2 bed shared ownership	1	79.00	3,405.06	269,000	269,000
Semi 2 bed	1	79.00	5,253.16	415,000	415,000
Semi 2 bed	1	79.00	5,253.16	415,000	415,000
Semi (Barn Style) 2 bed	1	80.00	5,750.00	460,000	460,000
Semi (Barn Style) 2 bed	1	80.00	5,750.00	460,000	460,000
Linked Barn 5 bed	1	252.00	4,563.49	1,150,000	1,150,000
Linked Barn 5 bed	1	252.00	4,563.49	1,150,000	1,150,000
Detached Farmhouse 5 bed	1	323.00	4,643.96	1,500,000	1,500,000
Totals	17	1,957.00			8,229,000

Rental Area Summary

	Units	m ²	Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Surgery	1	350.00	240.00	84,000	84,000	84,000

Investment Valuation

Surgery						
Market Rent	84,000	YP @	7.0000%	14.2857		
		PV 10mths @	7.0000%	0.9452	1,134,213	

GROSS DEVELOPMENT VALUE**9,363,213**Project: [REDACTED]

APPRAISAL SUMMARY**ADAMS INTEGRA**

Clifton Hampden
 17 units, 6 Affordable units.
 Reduced sales values

NET REALISATION **9,363,213**

OUTLAY**ACQUISITION COSTS**

Residualised Price		1,362,699		
				1,362,699
Stamp Duty			57,635	
Agent Fee	1.00%		13,627	
Legal	0.75%		10,220	
				81,482

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
Surgery	350.00 m ²	2,844.00 pm ²	995,400	
2 bed EOT	88.00 m ²	1,719.00 pm ²	151,272	
2 bed EOT	88.00 m ²	1,719.00 pm ²	151,272	
GF Maisonette 1 bed first home	61.00 m ²	1,719.00 pm ²	104,859	
GF Maisonette 1 bed first home	61.00 m ²	1,719.00 pm ²	104,859	
FF Maisonette 1 bed social rent	78.00 m ²	1,719.00 pm ²	134,082	
FF Maisonette 1 bed social rent	78.00 m ²	1,719.00 pm ²	134,082	
Semi 3 bed	100.00 m ²	1,719.00 pm ²	171,900	
Semi 3 bed	100.00 m ²	1,719.00 pm ²	171,900	
Semi 2 bed affordable rent	79.00 m ²	1,719.00 pm ²	135,801	
Semi 2 bed shared ownership	79.00 m ²	1,719.00 pm ²	135,801	
Semi 2 bed	79.00 m ²	1,719.00 pm ²	135,801	
Semi 2 bed	79.00 m ²	1,719.00 pm ²	135,801	
Semi (Barn Style) 2 bed	80.00 m ²	1,719.00 pm ²	137,520	
Semi (Barn Style) 2 bed	80.00 m ²	1,719.00 pm ²	137,520	
Linked Barn 5 bed	252.00 m ²	1,719.00 pm ²	433,188	
Linked Barn 5 bed	252.00 m ²	1,719.00 pm ²	433,188	
Detached Farmhouse 5 bed	323.00 m ²	1,719.00 pm ²	555,237	
Totals	2,307.00 m²		4,359,483	4,359,483
Contingency		5.00%	168,204	
Contingency on surgery		5.00%	49,770	

Project: [REDACTED]

APPRAISAL SUMMARY**ADAMS INTEGRA****Clifton Hampden****17 units, 6 Affordable units.****Reduced sales values**

Village Contributions			200,000	
S106/S278			60,000	
CIL	1,433.00 m ²	225.00 pm ²	322,425	
				800,399

Other Construction

POS			125,000	
Car Park			150,000	
Allotments & Cemetary			100,000	
Village Hall			75,000	
				450,000

PROFESSIONAL FEES

Professional Fees		7.00%	235,486	
Doctor's surgery		10.00%	99,540	
				335,026

MARKETING & LETTING

Marketing		1.00%	76,400	
				76,400

DISPOSAL FEES

Sales Agent Fee		1.00%	76,400	
Sales Legal Fee	17.00 un	1,000.00 /un	17,000	
				93,400

MISCELLANEOUS FEES

Open Market Profit		17.50%	1,337,000	
Affordable PProfit		6.00%	35,340	
				1,372,340

FINANCE

Debit Rate 7.000%, Credit Rate 0.000% (Nominal)				
Land			205,500	
Construction			216,771	
Other			9,713	
Total Finance Cost				431,984

TOTAL COSTS**9,363,213**Project: [REDACTED]

Clifton Hampden
17 units, 6 Affordable units.
Reduced sales values
PROFIT

0

Performance Measures

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%
Development Yield% (on Rent)	0.90%
Equivalent Yield% (Nominal)	7.00%
Equivalent Yield% (True)	7.32%
IRR	6.54%
Rent Cover	0 mths
Profit Erosion (finance rate 7.000%)	0 mths

Appendix 2 – Draft List of Planning Conditions

Background and Purpose

Notwithstanding the LPA comments and information requested in the main response, the list of conditions below is provided in draft for consideration during independent examination.

The proposed conditions are those that the Local Planning Authority would anticipate attaching to the development proposal based on the information available at the current time, should the LPA have been minded to approve a planning application.

During the examination, if the Local Planning Authority considers additional conditions would be required, such as those requested by Oxfordshire County Council or due to other matters arising, suitable text will be provided promptly to the examiner in a similar format.

Proposed Draft Conditions

1) **Commencement of Development (3 years)**

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: By virtue of Sections 91 to 95 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

2) **Approved Plans**

That the development hereby approved shall be carried out in accordance with the details shown on the following approved plans:

[INSERT]

except as controlled or modified by conditions of this permission.

Reason: To secure the proper planning of the area in accordance with Development Plan policies.

3) **Materials Details Required**

Prior to the commencement of the development hereby approved samples of all materials to be used in the external construction and finishes of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. A photographic schedule is acceptable.

Reason: In the interests of the visual appearance of the development in accordance with Policies DES1 and DES2 of the South Oxfordshire Local Plan 2035.

4) Landscaping Scheme

Prior to the commencement of the development hereby approved a scheme for the landscaping of the site, including the planting of live trees and shrubs, the treatment of the access road and hard standings, and the provision of boundary treatment shall be submitted to and approved in writing by the Local Planning Authority.

These details shall include schedules of new trees and shrubs to be planted (noting species, plant sizes and numbers/densities), the identification of the existing trees and shrubs on the site to be retained (noting species, location and spread), any earth moving operations and finished levels/contours, and an implementation programme.

The scheme shall be implemented prior to the first occupation or use of development and thereafter be maintained in accordance with the approved scheme.

In the event of any of the trees or shrubs so planted dying or being seriously damaged or destroyed within 5 years of the completion of the development, a new tree or shrub or equivalent number of trees or shrubs, as the case may be, of a species first approved by the Local Planning Authority, shall be planted and properly maintained in a position or positions first approved in writing by the Local Planning Authority.

Reason: To help to assimilate the development into its surroundings in accordance with Policies ENV1, DES1 and DES2 of the South Oxfordshire Local Plan 2035.

5) Landscape Management and Maintenance Plan

Concurrent with the submission of comprehensive details of the proposed landscape works, a maintenance schedule and a long-term management plan (for a minimum period of 20 years), for the soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. The Landscape Management Plan shall include:

- a) Details of long-term design principles and objectives.
- b) Management responsibilities, maintenance schedules and replacement provisions for existing retained landscape features and any landscape to be

implemented as part of the approved landscape scheme including hard surfaces, street furniture within open spaces and any play/ youth provision.

c) A plan detailing which areas of the site the Landscape Management Plan covers and also who is responsible of the maintenance of the other areas of the site.

d) Summary plan detailing different management procedures for the types of landscape on site, for example, wildflower meadows, native or ornamental hedgerows.

The schedule and plan shall be implemented in accordance with the agreed programme.

Reason: To help to assimilate the development into its surroundings in accordance with Policies ENV1, DES1 and DES2 of the South Oxfordshire Local Plan 2035.

6) Tree Protection Details and Retention During Construction

Prior to the commencement of any site works (including demolition or site clearance) a protected area shall be designated for all existing trees which are shown to be retained, and the trees shall be protected in accordance with a scheme which complies with the current edition of BS 5837: "Trees in relation to design, demolition and construction" that shall first have been submitted to, and approved in writing by, the Local Planning Authority. The agreed measures shall be kept in place during the entire course of development.

Reason: To safeguard trees which are visually important in accordance with Policies ENV1, DES1, and DES2 of the South Oxfordshire Local Plan 2035.

7) Contamination Phased Reporting (1)

No development shall commence until the following phased Contaminated Land Risk Assessment has been carried out by a competent person in accordance with Defra and the Environment Agency's 'Model Procedures for the Management of Contaminated Land, CLR 11':

Phase 1 – a desk study and site walk over to identify all potential contaminative uses on site and to inform a preliminary assessment. If potential contamination is identified, then Phase 2 shall be undertaken.

Phase 2 – a comprehensive intrusive investigation to identify the type, nature and extent of contamination present, the risks to users/occupiers of the development, and to inform the required remediation scheme. If significant contamination is found then Phase 3 shall be undertaken.

Phase 3 – the production of a Remediation Report to ensure the site is rendered suitable for its proposed use. The Remediation Report shall include works to be carried out and a programme of such works, and shall first have been submitted to and approved in writing by the Local Planning Authority.

Reason: Reason: To ensure that any ground, water and associated gas contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use in accordance with Policy ENV11 of the South Oxfordshire Local Plan 2035.

8) Contamination Remediation Works and Verification Report (2)

The development shall not be occupied until any previously approved remediation strategy has been carried out in full and a validation report confirming completion of these works has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that any ground, water and associated gas contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use in accordance with Policy ENV11 of the South Oxfordshire Local Plan 2035.

9) Unsuspected Contaminated Land (3)

The developer shall confirm in writing to the Local Planning Authority the presence of any unsuspected contamination encountered during the development. In the event of any contamination to the land and/or water being encountered, no development shall continue until a programme of investigation and/or remedial works to include methods of monitoring and certification of such works undertaken.

Where land contamination investigation/remedial works are required, this must be carried out by a competent person in accordance with current government and Environment Agency Guidance and Approved Codes of Practice such as Land Contamination: Risk Management 2020 and BS10175:2011 +A2:2017 'Investigation of potentially contaminated sites' and submitted to and approved in writing by the local planning authority.

Reason: To ensure that any ground, water and associated gas contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use in accordance with Policy ENV11 of the South Oxfordshire Local Plan 2035.

10) Highways Access Details

11)

Prior to occupation, the proposed means of access to each site along the A415 – Abingdon Road shall be provided in accordance with the approved plans, including the provision of associated visibility spays. Within the visibility envelope, there shall be no obstructions whatsoever including vegetation, above a height of 0.6 metres above the adjacent carriageway channel edge. Thereafter, the visibility splays shall be permanently maintained free from obstructions at all times.

Reason: In the interest of highway safety in accordance with Policy TRANS5 of the South Oxfordshire Local Plan 2035.

[OCC ref: highways condition 1]

12) Construction Method Statement

No development shall commence on site (including any works of demolition), until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning. The Construction Method Statement shall include the following:

- a) The parking of vehicles of site operatives and visitors.
 - b) Loading and unloading of plant and materials.
 - c) Storage of plant and materials used in constructing the development.
 - d) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.
 - e) Wheel washing facilities.
 - f) Measures to control the emission of dust and dirt during construction.
 - g) A scheme for recycling/disposing of waste resulting from demolition and construction works.
 - h) Measures for the protection of the natural environment.
- Details of measures to be taken to protect nearby residents from noise and dust.

The hours of operation for construction works including demolition shall be restricted to 8:00 am – 6.00 pm Monday to Friday and 8.00 am – 1.00 pm on a Saturday. No work shall take place on Sundays or Public Holidays.

The approved Statement shall be adhered to throughout the construction period and the development shall not be carried out otherwise than in accordance with the approved construction methods.

Reason: To ensure that the development is not unneighbourly in accordance with Policy DES6 of the South Oxfordshire Local Plan 2035.

13) Construction Traffic Management Plan

Prior to the commencement of any works, a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority. The approved CTMP shall be implemented prior to any works being carried out on site and shall be maintained throughout the course of the development. The CTMP shall also state that no deliveries of plant or materials will take place between the hours of 0730 – 0930 and 1500 – 1800.

Reason: To ensure highway safety and to mitigate the impact of construction vehicles on the surrounding highway network, road infrastructure and local residents, particularly at morning and afternoon peak traffic times in accordance with Policy TRANS5 of the South Oxfordshire Local Plan 2035.

[OCC ref: highways condition 6]

14) Surface Water Drainage Scheme

No development shall begin until a detailed sustainable drainage scheme sufficient for the associated phase or sub phase, has been submitted to and approved in writing by the local planning authority. This shall be based on the Surface Water Management Strategy by Stantec reference 332110526 dated July 2022, the requirements of Oxfordshire County Council's local drainage standards, sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development.

No building shall be occupied until the surface drainage works to serve that section of the development have been carried out and completed in accordance with the approved details.

The scheme to be submitted shall include:

- a) Drainage Catchment Plans and outline strategy for the entire development.
- b) Site investigation to include infiltration tests and groundwater monitoring.
- c) Information on proposed discharge rates with the overall discharge from the site restricted to the 1 in 1yr greenfield runoff rate for the worst case 1 in 1yr storm and the QBar greenfield runoff rate for the worst case 1:100yr + 40% storm.
- d) A compliance report to demonstrate how the scheme complies with the "Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire".
- e) Detailed hydraulic calculations including node references with consideration for the worst case 1:100 + 40% event based on using the latest FEH input data, with cv values of 0.95 for roof areas and 0.90 for hardstanding areas.
- f) Fully detailed sustainable surface water drainage layouts.

- g) Proposed site levels, floor levels and an exceedance plan.
- h) SUDS features and sections.
- i) Landscape plans with sustainable drainage features integrated and coordinated as appropriate.
- j) Drainage Construction Details.
- k) Maintenance and Management Plan covering all surface water drainage and SUDS features.

Reason: To ensure the proper provision of surface water drainage and to ensure flooding is not exacerbated in the locality in accordance with Policy EP4 of the South Oxfordshire Local Plan 2035.

15) Surface Water Drainage Verification

Prior to the 75% occupation, a SUDS Compliance report prepared by an appropriately qualified Engineer must be submitted to and approved by the Local Planning Authority. This must suitably demonstrate that the sustainable drainage system has been installed and completed in accordance with the approved scheme (or detail any minor variations). This report should as a minimum cover the following;

- a) Inclusion of as-built drawings in dwg and pdf format.
- b) Inspection details of key SUDS features such as flow controls, storage features and volumes and critical linking features or pipework undertaken, with appropriate photographs and evidence of inspections incorporated.
- c) Details of any remediation works required following the initial inspection.
- d) Evidence that that remedial works have been completed.
- e) Confirm details of any management company set up to maintain the system.

Reason: To ensure the proper provision of surface water drainage and to ensure flooding is not exacerbated in the locality in accordance with Policy EP4 of the South Oxfordshire Local Plan 2035.

16) Foul Drainage Scheme

No phase or sub phase of the development shall begin until a detailed foul drainage scheme sufficient for the associated phase or sub phase and any upstream catchments, has been submitted to and approved in writing by the local planning authority. No building shall be occupied until the surface drainage works to serve that section of the development have been carried out and completed in accordance with the approved details.

Reason: To ensure the proper provision of surface water drainage and to ensure flooding is not exacerbated in the locality in accordance with Policy EP4 of the South Oxfordshire Local Plan 2035.

17) Biodiversity Mitigation and Enhancement Strategy

Prior to commencement of the development a proportionate and specific biodiversity mitigation and enhancement strategy (BMES), as informed by a suitably qualified ecologist, shall be submitted to the Local Planning Authority. The BMES shall be based on the information and recommendations contained in the Ecological Appraisal [INSERT details] and have regard to the approved landscaping scheme and associated management plan. Thereafter, the development shall be implemented in accordance with the approved BMES and all ecological mitigation and enhancement features shall be delivered on site prior to first use and retained as such thereafter.

Reason: To ensure that there is no net loss of biodiversity, in accordance with Policies ENV2 and ENV3 of the South Oxfordshire Local Plan 2035.

18) Archaeological Investigations and Reporting

[The County Archaeologist requires the implementation of an archaeological field evaluation (geophysical survey and trial trenching) prior to determination of the NDO. Further conditions may be sought by the LPA, based on the advise of the County Archaeologist informed by the evidence, when this reporting is complete.]

19) Details of Cycle Parking Facilities

Prior to commencement of the development, details of suitable, covered and secure cycle parking facilities in accordance with the County Council's parking standards shall be submitted to and approved in writing by the Local Planning Authority in relation to the proposed residential use and doctors' surgery at the site. Thereafter, the proposed cycle parking shall be provided before first occupation and maintained and retained at all times.

Reason: To encourage the use of cycles as a means of transport in accordance with Policy TRANS5 of the South Oxfordshire Local Plan 2035.

[OCC ref: highways condition 4]

20) EV Charging Points (Residential)

Prior to the first occupation of any dwelling hereby approved, a scheme to provide each dwelling with activated Electric Vehicle Charging Points shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, each Electric Vehicle Charging Point shall be implemented and activated so that it can be used for its purpose prior to the occupation of the dwelling it would serve.

Reason: To avoid harmful air pollution in accordance with Policy ENV12 and to provide opportunities for the take up of sustainable modes of transport in accordance with Policy TRANS5 of the South Oxfordshire Local Plan 2035.

[OCC ref: highways condition 3].

21) EV Charging Points (non-residential)

Prior to the first occupation of the non-residential building, a scheme to provide EV charging points shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide details of a scheme that delivered a minimum of 1 'rapid charge' per 1000m² of floorspace, 25% of the total parking spaces with electric vehicle charging points, and provides the remaining parking spaces with ducting for future connection. Thereafter the electric vehicle charging points shall be provided before occupation in accordance with the approved details and be maintained and retained at all times. Reason: In accordance with the Councils adopted Car Parking Standards and Policy EVI 8 of the Oxfordshire Electric Vehicle Infrastructure Strategy and Policy TRANS5 of the South Oxfordshire Local Plan 2035

Reason: To avoid harmful air pollution in accordance with Policy ENV12 and to ensure sustainable forms of transport are provided in accordance with Policy TRANS5 of the South Oxfordshire Local Plan 2035.

[OCC ref: highways condition 3].

22) Sustainable Travel Pack

Prior to occupation of any dwelling, a Residential Travel Information Pack shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, upon occupation, the first residents of each dwelling shall be provided with a copy of the approved Travel Information Pack.

Reason: To promote the use of non-car modes of transport in accordance with guidance contained within the National Planning Policy Framework and Policy TRANS4 of the South Oxfordshire Local Plan 2035.

[OCC ref: highways condition 5]

23) Superfast Broadband

Prior to first occupation, details of the means by which the residential dwellings and non-residential building hereby approved may be connected to the utilities to be provided on the site to facilitate superfast broadband connectivity shall have been submitted to and approved in writing by the Local

Planning Authority. The development shall be carried out in accordance with the approved details prior to first occupation of the relevant building.

Reason: To ensure the residential dwellings and non-residential building are provided with superfast broadband in accordance with Policy INF2 (Electronic Communications).

24) Energy statement verification report

Prior to first occupation, the carbon reduction and energy efficiency measures within the approved Energy Statement [INSERT details] shall be implemented in full and a Verification Report submitted (with photographic evidence, as appropriate) to demonstrate that the measures have been implemented. Thereafter, these measures shall be retained and maintained in accordance with the Energy Statement and Verification Report.

Reason: To ensure high standards of sustainable design and construction in accordance with Policy DES10 of the South Oxfordshire Local Plan 2035.

25) BREEAM Certification

The development hereby approved shall achieve a minimum BREEAM Rating of Excellent as set out in the BREEAM pre-assessment [INSERT details].

Prior to completion and first occupation of the non-residential building a Design Stage Certificate for the building (provided by a licenced Building Research Establishment Environmental Assessment Method Assessor) shall be submitted to and approved in writing by the Local Planning Authority to demonstrate compliance.

Within 3 months of occupation of the non-residential building, evidence shall be submitted in the form of a Post Construction Certificate (provided by a licenced Building Research Establishment Environmental Assessment Method Assessor) to demonstrate full compliance with the specified BREEAM standard for the building and site.

Reason: To ensure high standards of sustainable design and construction in accordance with Policy DES10 of the South Oxfordshire Local Plan 2035.

26) Noise Mitigation Measures

A suitable condition will be required to secure appropriate noise mitigation, subject to the applicant providing the requested noise assessment. The main noise source is from the main road. The LPA can provide suitable wording in due course, when the noise reporting has been assessed and suitable mitigation is evidenced.

Community Infrastructure Levy (CIL) Informative

The development to which this permission relates is liable to pay the Community Infrastructure Levy (CIL) as set out in the South Oxfordshire District CIL Charging Schedule. Once the planning decision has been agreed or confirmed a Liability Notice will be issued to the nominated person/company liable for CIL, or landowner(s). CIL Form 5 is required to be submitted to the Local Planning Authority PRIOR to the commencement of development where a liable development is granted by way of general consent. In the event the person providing CIL Form 5 is not the landowner then a CIL Form 2 shall also be submitted to the Local Planning Authority to assume liability BEFORE development commences. A commencement notice (CIL Form 6) must be submitted BEFORE development commences. The Local Planning Authority will send a Demand Notice to the person/company liable for CIL when the Commencement Notice is received. Failure to follow the CIL procedures could result in the full amount being due on the day of commencement, surcharges, and the removal of relief if eligible. Guidance on CIL is available on the planning portal website <http://www.planningportal.co.uk/cil> or the council's website <http://www.southoxon.gov.uk/cil> together with the process for paying CIL.

Contaminated Land Informative

The chosen building control body should be consulted if contamination is identified at the development site or if the development is being designed to be resistant to contamination. This would enable the building control body to take account of the risks to the development from contamination and to undertake any necessary inspections. To help ensure developers submit information to the standard expected, a document entitled "Dealing with Land Contamination During Development: A Guide for Developers" is available as a download on the following websites:

<https://www.southoxon.gov.uk/south-oxfordshire-district-council/environment-and-neighbourhood-issues/environmental-advice/contaminated-land/>

Highways Informative

The Advance Payments Code (APC), Sections 219 -225 of the Highways Act, is in force in the county to ensure financial security from the developer to off-set the frontage owners' liability for private street works, typically in the form of a cash deposit or bond. Should a developer wish for a street or estate to remain private then to secure exemption from the APC procedure a 'Private Road Agreement' must be entered into with the County Council to protect the interests of prospective frontage owners.

Where works are required to be carried out within the public highway, the applicant is advised not to commence such work before formal approval has been granted by Oxfordshire County Council by way of either:

a Section 184 Notice under the Highways Act 1980, or

ii. a legal agreement between the applicant and Oxfordshire County Council.