

Beckley and Stowood Consultation on Significant Modifications - publicity period

Response 1

Response ID BHLF-NN8H-K9B9-U

Submitted to Beckley and Stowood Neighbourhood Plan: Consultation on Significant Modifications
Submitted on 2024-03-01 15:41:57

Part A - Personal Details

1 Are you completing this form as an:

Organisation

2 Please provide your contact details below.

Title:

Name:

[REDACTED]

Job title (if relevant):

Principal Strategic 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

Post code:

OX1 1ND

Telephone number:

Email:

[REDACTED]@oxfordshire.gov.uk

Part B - Your comments

3 Please provide your comments below.

Your Comments:

Dear Planning Policy

I write to advise that Oxfordshire County Council has no further comments in respect of the consultation below.

[REDACTED]

Principal Strategic Planner / Strategic Planning & Infrastructure / Environment and Place /

Oxfordshire County Council / County Hall, New Road, Oxford, OX1 1ND /

<https://www.oxfordshire.gov.uk/>

You can upload supporting evidence here:

No file uploaded

4 If appropriate, you can set out what change(s) you consider necessary to make the plan able to proceed below.

What changes do you consider necessary for the plan to meet the basic conditions?:

You can upload supporting evidence here:

No file uploaded

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

[REDACTED]

Finally...

12 How did you find out about the Beckley and Stowood Neighbourhood Plan consultation? Please tick all that apply.

[REDACTED]

[REDACTED]

Response 2

Response ID BHLF-NN8H-K9BN-G

Submitted to Beckley and Stowood Neighbourhood Plan: Consultation on Significant Modifications
Submitted on 2024-03-01 15:44:05

Part A - Personal Details

1 Are you completing this form as an:

Organisation

2 Please provide your contact details below.

Title:

Name:

[REDACTED]

Job title (if relevant):

Business Officer

Organisation (if relevant):

Historic England

Organisation representing (if relevant):

Address line 1:

4th floor

Address line 2:

Cannon Bridge House

Address line 3:

25 Dowgate Hill

Postal town:

London

Post code:

EC4R 2YA

Telephone number:

Email:

[REDACTED]@historicengland.org.uk

Part B - Your comments

3 Please provide your comments below.

Your Comments:

Dear [REDACTED],

Thank you for your consultation email of 18 January 2024 re. the Beckley and Stowood Neighbourhood Plan.

I write to let you know that after consideration by the appropriate specialists, Historic England has no comments to make at this stage.

With kind regards,

[REDACTED]

[REDACTED]

Business Officer, London and South East Region

Historic England, 4th floor Cannon Bridge House, 25 Dowgate Hill, London EC4R 2YA

You can upload supporting evidence here:

No file uploaded

4 If appropriate, you can set out what change(s) you consider necessary to make the plan able to proceed below.

What changes do you consider necessary for the plan to meet the basic conditions?:

You can upload supporting evidence here:

No file uploaded

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

[REDACTED]

Finally...

12 How did you find out about the Beckley and Stowood Neighbourhood Plan consultation? Please tick all that apply.

[REDACTED]

[REDACTED]

Response 3

Response ID ANON-NN8H-K9BV-R

Submitted to Beckley and Stowood Neighbourhood Plan: Consultation on Significant Modifications
Submitted on 2024-02-09 10:49:46

Part A - Personal Details

1 Are you completing this form as an:

Individual

2 Please provide your contact details below.

Title:

Mr

Name:

Robert Bixby

Job title (if relevant):

[REDACTED]

Organisation (if relevant):

Organisation representing (if relevant):

Address line 1:

[REDACTED]

Address line 2:

[REDACTED]

Address line 3:

[REDACTED]

Postal town:

[REDACTED]

Post code:

[REDACTED]

Telephone number:

[REDACTED]

Email:

[REDACTED]

Part B - Your comments

3 Please provide your comments below.

Your Comments:

I agree absolutely with the mitigation measures suggested in the draft Neighbourhood Plan and disagree with the Examiner's comments that suggest adequate consultation was not carried out. The PC consulted fully with residents and other local parishes and engaged with the developers. It is essential that Beckley (which includes Wick Farm) and the local rural environment is protected from the negative impacts of the proposed development at Barton. I would ask the Examiner to consider this matter again.

You can upload supporting evidence here:

No file uploaded

4 If appropriate, you can set out what change(s) you consider necessary to make the plan able to proceed below.

What changes do you consider necessary for the plan to meet the basic conditions?:

You can upload supporting evidence here:

No file uploaded

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

[REDACTED]

Finally...

12 How did you find out about the Beckley and Stowood Neighbourhood Plan consultation? Please tick all that apply.

[REDACTED]

[REDACTED]

Response 4

Response ID ANON-NN8H-K9BE-7

Submitted to Beckley and Stowood Neighbourhood Plan: Consultation on Significant Modifications

Submitted on 2024-02-10 19:17:52

Part A - Personal Details

1 Are you completing this form as an:

Individual

2 Please provide your contact details below.

Title:

Name:

Dustin Fischer

Job title (if relevant):

Organisation (if relevant):

Organisation representing (if relevant):

Address line 1:

[REDACTED]

Address line 2:

Address line 3:

Postal town:

[REDACTED]

Post code:

[REDACTED]

Telephone number:

Email:

[REDACTED]

Part B - Your comments

3 Please provide your comments below.

Your Comments:

I am very concerned and aggrieved the examiner is not considering the mitigation proposals which are nearly a decade in the making.

The points laid out by the neighbourhood plan have been clear, consistent, comprehensive, collaborative and cohesive.

It is borderline negligence for the examiner to raise the points that have been raised. It is unclear if the negligence lies with the examiner or SODC or both but obviously all the hard work and attempts to work with the developers have not been considered.

While the flood risk (and traffic burden) should rule out this development altogether, if it does go forward, I see no reason for the mitigation proposals to not be followed as has been included per the letter of the laws and statutes of the responsible bodies.

Sincerely yours

Dustin Fischer

You can upload supporting evidence here:

No file uploaded

4 If appropriate, you can set out what change(s) you consider necessary to make the plan able to proceed below.

What changes do you consider necessary for the plan to meet the basic conditions?:

Follow the suggested mitigation proposals.

You can upload supporting evidence here:

No file uploaded

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

[REDACTED]

Finally...

12 How did you find out about the Beckley and Stowood Neighbourhood Plan consultation? Please tick all that apply.

[REDACTED]

[REDACTED]

Response 5

Response ID ANON-NN8H-K9BG-9

Submitted to Beckley and Stowood Neighbourhood Plan: Consultation on Significant Modifications
Submitted on 2024-02-13 15:00:40

Part A - Personal Details

1 Are you completing this form as an:

Individual

2 Please provide your contact details below.

Title:

Ms

Name:

Susan Jepson

Job title (if relevant):

Organisation (if relevant):

Organisation representing (if relevant):

Address line 1:

[REDACTED]

Address line 2:

[REDACTED]

Address line 3:

[REDACTED]

Postal town:

[REDACTED]

Post code:

[REDACTED]

Telephone number:

[REDACTED]

Email:

[REDACTED]

Part B - Your comments

3 Please provide your comments below.

Your Comments:

1. The mitigation policies must be retained notwithstanding what the Examiner has said: they were developed to add important detail and a local perspective to the STRAT 13 and other policies in the SODC Local Plan and add further protection for our parish and parishioners.
2. The Examiner has said we have not been in communication with the developers of LnBB, which is patently untrue. There have been numbers of meetings with the developers over some years at which our concerns have been made clear, but there is no evidence there has been any attempt to address them.
3. The Examiner has said we have not worked with neighbouring parishes on LnBB: also clearly untrue. We have been working with all the neighbouring parishes and communities since before the Examination in Public of the SODC Local Plan and continue to do so.
4. We held a public meeting about this Neighbourhood Plan consultation and an update on the LnBB development on 6th February this year.

You can upload supporting evidence here:
No file uploaded

4 If appropriate, you can set out what change(s) you consider necessary to make the plan able to proceed below.

What changes do you consider necessary for the plan to meet the basic conditions?:

You can upload supporting evidence here:
No file uploaded

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

[Redacted]

Finally...

12 How did you find out about the Beckley and Stowood Neighbourhood Plan consultation? Please tick all that apply.

[Redacted]

[Redacted]

[Redacted]

Response 6

Response ID BHLF-NN8H-K9BJ-C

Submitted to Beckley and Stowood Neighbourhood Plan: Consultation on Significant Modifications
Submitted on 2024-03-01 15:46:21

Part A - Personal Details

1 Are you completing this form as an:

Individual

2 Please provide your contact details below.

Title:

Name:

Melanie Fischer

Job title (if relevant):

Organisation (if relevant):

Organisation representing (if relevant):

Address line 1:

[REDACTED]

Address line 2:

Address line 3:

Postal town:

Post code:

[REDACTED]

Telephone number:

Email:

[REDACTED]

Part B - Your comments

3 Please provide your comments below.

Your Comments:

Hello

Please see my comments below in response to the examiners consultation of the land of north Bayswater brook below.

I am writing to ask to confirm that the examiner is considering the mitigation proposals which are nearly a decade in the making. The mitigation proposals are valid and need to be included as an important part of this development.

The points laid out by the neighbourhood plan have been clear, consistent, comprehensive, collaborative and cohesive.

While the flood risk and traffic burden should rule out this development altogether (especially apparent in recent months for anyone travelling round the Oxford roads at peak times) if it does go forward, I see no reason for the mitigation proposals to not be followed as has been included per the letter of the laws and statutes of the responsible bodies.

Sincerely yours

Melanie Fischer

You can upload supporting evidence here:

No file uploaded

4 If appropriate, you can set out what change(s) you consider necessary to make the plan able to proceed below.

What changes do you consider necessary for the plan to meet the basic conditions?:

You can upload supporting evidence here:

No file uploaded

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

[REDACTED]

Finally...

12 How did you find out about the Beckley and Stowood Neighbourhood Plan consultation? Please tick all that apply.

[REDACTED]

Response 7

Response ID ANON-NN8H-K9BK-D

Submitted to Beckley and Stowood Neighbourhood Plan: Consultation on Significant Modifications
Submitted on 2024-02-16 10:56:27

Part A - Personal Details

1 Are you completing this form as an:

Individual

2 Please provide your contact details below.

Title:

Mr

Name:

Stuart Ring

Job title (if relevant):

[REDACTED]

Organisation (if relevant):

Organisation representing (if relevant):

Address line 1:

[REDACTED]

Address line 2:

[REDACTED]

Address line 3:

[REDACTED]

Postal town:

[REDACTED]

Post code:

[REDACTED]

Telephone number:

[REDACTED]

Email:

[REDACTED]

Part B - Your comments

3 Please provide your comments below.

Your Comments:

I do not agree that mitigation policies add nothing to this overall plan, any mitigation safeguarding the health and interest of the local community should be acknowledged, taken seriously and adopted after agreement following proper consultation.

I would suggest the large majority of local resonance do not agree with much of the strategic policies of the local plan so this should not be used as a control policy but be part of the discussion.

Given there is no formally appointed committee rather a group of local people trying to arrange meetings in a village hall I find this comment extradentary.

To state that there is no evidence that STRAT 13 will not be implemented is speculative at this point.

Point 5 of this report is surly linked to point 3 some parishes will be better able to coordinate themselves than others. My understanding is that the other affected parishes are in total agreement with Beckley.

You can upload supporting evidence here:

No file uploaded

4 If appropriate, you can set out what change(s) you consider necessary to make the plan able to proceed below.

What changes do you consider necessary for the plan to meet the basic conditions?:

I think the Beckley and Stowwood Neighbourhood should stand as published and form part of the ongoing consultation along with highways and environmental issues, like flood plan retention and removal of local woodlands

You can upload supporting evidence here:

No file uploaded

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

[REDACTED]

Finally...

12 How did you find out about the Beckley and Stowood Neighbourhood Plan consultation? Please tick all that apply.

[REDACTED]

[REDACTED]

Response 8

Response ID BHLF-NN8H-K9B6-R

Submitted to Beckley and Stowood Neighbourhood Plan: Consultation on Significant Modifications
Submitted on 2024-03-01 15:49:54

Part A - Personal Details

1 Are you completing this form as an:

Organisation

2 Please provide your contact details below.

Title:

Name:

Andrew T. Clark

Job title (if relevant):

Chair

Organisation (if relevant):

Stanton St. John Parish Council

Organisation representing (if relevant):

Address line 1:

[REDACTED]

Address line 2:

Address line 3:

Postal town:

Post code:

[REDACTED]

Telephone number:

Email:

andrewtclarksjpc@gmail.com

Part B - Your comments

3 Please provide your comments below.

Your Comments:

Dear Neighbourhood Plan Examiner,

I write to you with regard to the Beckley and Stowood Neighbourhood Plan in respect of the Examiners period of consultation and wish to offer comments from the Parish Council here in Stanton St. John, who discussed the matters at their meeting on Monday 19th February 2024. We understand that you are receiving comments up to 28th February 2024.

We are the neighbouring parish to the south east of Backley and Stowood parish where we are undertaking our own Neighbourhood Plan but are at an earlier stage than Beckley and Stowood.

Through myself we have been in consultation with Beckley over a number of their Policies and we share significant areas where Policies written in the Beckley and Stowood Plan align closely with Stanton St. John in creating this useful planning support document. There are similarities between our communities and where the SODC Local Plan Strategic Development Site (STRAT 13) 'Land North of Bayswater Brook' bridges from Beckley into Stanton St. John parish communications and considerations of Policies to mitigate the effects of the development proposals are well coordinated.

STRAT 13 is in the SODC Local Plan 2035 and will be developed and so it is in the interests of both parishes, and I must say Elsfield parish too, to add Mitigation Policies which relate to the development in the context of the greater parish issues. In particular all three Travel and Transport Policies : TA1, B1, and PC1 are relevant considering the impact on both parishes. Those Policies relating to the Countryside and Landscaping hold keys to the positive consideration of the Environment, Policies: GB1, LV1, LV3, LV4, LV5, and air quality provision in Policy HAP1, are necessary elements in our view, among the other specific ones addressing Beckley and Stowood specific issues.

I strongly urge that you as examiner allow the inclusion of these mitigation policies in your assessment of the Plan as they will become vital for our future well being as communities .

Yours sincerely,

Andrew T. Clark
Chair,
Stanton St. John Parish Council.

You can upload supporting evidence here:
No file uploaded

4 If appropriate, you can set out what change(s) you consider necessary to make the plan able to proceed below.

What changes do you consider necessary for the plan to meet the basic conditions?:

You can upload supporting evidence here:
No file uploaded

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

[REDACTED]

Finally...

12 How did you find out about the Beckley and Stowood Neighbourhood Plan consultation? Please tick all that apply.

[REDACTED]

[REDACTED]

Response 9

Response ID BHLF-NN8H-K9BA-3

Submitted to Beckley and Stowood Neighbourhood Plan: Consultation on Significant Modifications
Submitted on 2024-02-26 12:45:05

Part A - Personal Details

1 Are you completing this form as an:

Organisation

2 Please provide your contact details below.

Title:

■

Name:

■■■■■

Job title (if relevant):

Planning Policy Officer (Neighbourhood)

Organisation (if relevant):

South Oxfordshire District Council

Organisation representing (if relevant):

Address line 1:

Abbey House

Address line 2:

Abbey Close

Address line 3:

Abindgon

Postal town:

Oxford

Post code:

OX14 3JE

Telephone number:

Email:

■■■■■

@southandvale.gov.uk

Part B - Your comments

3 Please provide your comments below.

Your Comments:

South Oxfordshire District Council has worked to support Beckley and Stowood Parish Council in the preparation of their neighbourhood plan. In order to fulfil our duty to guide and assist, we commented on the emerging Beckley and Stowood Neighbourhood Development Plan (NDP) during previous consultations including Regulations 14 and 16 of the Neighbourhood Planning (General) Regulations 2012 (As Amended). The Independent Examiner for the NDP advised the Council that a package of modifications is required to the Plan to ensure that it meets the basic conditions. Several of the recommended modifications are significant in their scale and effect. As such they required further consultation. The council has considered the examiner's preliminary findings in consultation with relevant specialists across the council. Our comments at this stage are merely a constructive contribution to the process and should not be interpreted as the Council's formal view on whether the draft plan meets the basic conditions.

You can upload supporting evidence here:
SODC Comments.pdf was uploaded

4 If appropriate, you can set out what change(s) you consider necessary to make the plan able to proceed below.

What changes do you consider necessary for the plan to meet the basic conditions?:

You can upload supporting evidence here:

No file uploaded

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

[REDACTED]

Finally...

12 How did you find out about the Beckley and Stowood Neighbourhood Plan consultation? Please tick all that apply.

[REDACTED]

[REDACTED]

Policy and Programmes

HEAD OF SERVICE: TIM ORUYE



Listening Learning Leading

Contact officer: [REDACTED]

[REDACTED]@southandvale.gov.uk

Tel: 01235 422600

26 February 2023

Beckley and Stowood Neighbourhood Development Plan – Comments on the Examiner’s preliminary conclusions and draft Strategic Environmental Assessment Screening Opinion.

South Oxfordshire District Council has worked to support Beckley and Stowood Parish Council in the preparation of their neighbourhood plan.

In order to fulfil our duty to guide and assist, we commented on the emerging Beckley and Stowood Neighbourhood Development Plan (NDP) during previous consultations including Regulations 14 and 16 of the Neighbourhood Planning (General) Regulations 2012 (As Amended).

The Independent Examiner for the NDP advised the Council that a package of modifications is required to the Plan to ensure that it meets the basic conditions. Several of the recommended modifications are significant in their scale and effect. As such they required further consultation.

The council has considered the examiner’s preliminary findings in consultation with relevant specialists across the council. We offer the following comments:

Biodiversity team

We are in general agreement with the examiner with regards to ecology and biodiversity. The proposed SSSI mitigation policy 1 includes requirements that are unnecessary, unreasonable or generally vague.

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

[REDACTED]
Planning Policy Officer (Neighbourhood)

Response 10

Response ID BHLF-NN8H-K9BB-4

Submitted to Beckley and Stowood Neighbourhood Plan: Consultation on Significant Modifications
Submitted on 2024-03-01 16:18:06

Part A - Personal Details

1 Are you completing this form as an:

Organisation

2 Please provide your contact details below.

Title:

Name:

[REDACTED]

Job title (if relevant):

Adviser

Organisation (if relevant):

Natural England

Organisation representing (if relevant):

Address line 1:

County Hall

Address line 2:

Sprethley Road

Address line 3:

Postal town:

Worcester

Post code:

WR5 2NP

Telephone number:

0300 0603900

Email:

consultations@naturalengland.org.uk

Part B - Your comments

3 Please provide your comments below.

Your Comments:

Please find Natural England's response in relation to the above mentioned consultation attached.

Kind regards,

[REDACTED]

Adviser

Operations Delivery, Consultations Team

Natural England

County Hall

Spetchley Road

Worcester

WR5 2NP

Tel 0300 0603900

mail to: consultations@naturalengland.org.uk

www.gov.uk/natural-england

You can upload supporting evidence here:

464184 NE Response.pdf was uploaded

4 If appropriate, you can set out what change(s) you consider necessary to make the plan able to proceed below.

What changes do you consider necessary for the plan to meet the basic conditions?:

You can upload supporting evidence here:

No file uploaded

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

[REDACTED]

Not Answered

Finally...

12 How did you find out about the Beckley and Stowood Neighbourhood Plan consultation? Please tick all that apply.

[REDACTED]

Date: 28 February 2024
Our ref: 464184
Your ref: Beckley and Stowood Neighbourhood Plan



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

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

BY EMAIL ONLY

g.camps-walsh@beckley-and-stowood-pc.gov.uk

T 0300 060 3900

Dear Cllr Camps-Walsh

Beckley and Stowood Neighbourhood Plan - Updated SEA Screening Opinion

Thank you for your consultation on the above dated and received by Natural England on 24 January 2024.

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.

Screening Request: Strategic Environmental Assessment (SEA)

It is Natural England's advice, on the basis of the material supplied with the consultation, that significant effects on statutorily designated nature conservation sites or landscapes are unlikely.

The proposed neighbourhood plan is unlikely to significantly affect any Site of Special Scientific Interest (SSSI), Marine Conservation Zone (MCZ), Special Areas of Conservation (SAC), Special Protection area (SPA), Ramsar wetland or sites in the process of becoming SACs or SPAs ('candidate SACs', 'possible SACs', 'potential SPAs') or a Ramsar wetland. The plan area is unlikely to have a significant effect on a National Park, Area of Outstanding Natural Beauty or Heritage Coast, and is unlikely to impact upon the purposes for which these areas are designated or defined.

Guidance on the assessment of Neighbourhood Plans, in line with the Environmental Assessment of Plans and Programmes Regulations 2004 is contained within the [Planning Practice Guidance](#). This identifies three triggers that may require the production of an SEA:

- a neighbourhood plan allocates sites for development
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
- the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.

Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require an SEA. Further information is included in Natural England's [standing advice](#) on protected species.

Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife

sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant an SEA. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission [standing advice](#).

We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a SEA is necessary.

Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third party appeal against any screening decision you may make. If a SEA is required, Natural England must be consulted at the scoping and environmental report stages.

Please send any new consultations, or further information on this consultation to consultations@naturalengland.org.uk.

Yours sincerely


Consultations Team

Response 11

Response ID ANON-NN8H-K9B5-Q

Submitted to Beckley and Stowood Neighbourhood Plan: Consultation on Significant Modifications
Submitted on 2024-02-28 16:25:19

Part A - Personal Details

1 Are you completing this form as an:

Individual

2 Please provide your contact details below.

Title:

Ms

Name:

Nina

Job title (if relevant):

[REDACTED]

Organisation (if relevant):

[REDACTED]

Organisation representing (if relevant):

Address line 1:

[REDACTED]

Address line 2:

[REDACTED]

Address line 3:

[REDACTED]

Postal town:

[REDACTED]

Post code:

[REDACTED]

Telephone number:

[REDACTED]

Email:

[REDACTED]

Part B - Your comments

3 Please provide your comments below.

Your Comments:

I would like to point out the problem with traffic on baywater rd. There is very limited public transport. I cannot get my son from aftercare at 5.30 or wait for the bus in morning 8.20 because the traffic means that there no way to get into or out of Oxford Brookes . If the traffic increases than Beckley and forest hill are essentially isolated. I think that will require more public transport services

You can upload supporting evidence here:

No file uploaded

4 If appropriate, you can set out what change(s) you consider necessary to make the plan able to proceed below.

What changes do you consider necessary for the plan to meet the basic conditions?:

You can upload supporting evidence here:

No file uploaded

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

[REDACTED]

Finally...

12 How did you find out about the Beckley and Stowood Neighbourhood Plan consultation? Please tick all that apply.

[REDACTED]

[REDACTED]

Response 12

Response ID BHLF-NN8H-K9BD-6

Submitted to Beckley and Stowood Neighbourhood Plan: Consultation on Significant Modifications
Submitted on 2024-03-01 16:23:25

Part A - Personal Details

1 Are you completing this form as an:

Individual

2 Please provide your contact details below.

Title:

Name:

Ashley Goodall

Job title (if relevant):

Organisation (if relevant):

[REDACTED]

Organisation representing (if relevant):

Address line 1:

[REDACTED]

Address line 2:

[REDACTED]

Address line 3:

Postal town:

Post code:

[REDACTED]

Telephone number:

[REDACTED]

Email:

[REDACTED]

Part B - Your comments

3 Please provide your comments below.

Your Comments:

This planning project is horrendous and will impact on the wildlife in the area and quality of life for people in the immediate area and adjacent parishes.

You have increased density of population, but also encroached on the green belt. There appear to be few mitigations that you have accommodated from any consultations,

And just rail-roading through people's wishes. No body wants this development, and all are against it, so why not listen to what people want instead of being autocrats?

This behaviour is happening all around Oxford . It will not end well.

Reconsider, protect the green belt and the concerns of locals.

Thankyou

Ashley Goodall

Shotover

You can upload supporting evidence here:

No file uploaded

4 If appropriate, you can set out what change(s) you consider necessary to make the plan able to proceed below.

What changes do you consider necessary for the plan to meet the basic conditions?:

You can upload supporting evidence here:

No file uploaded

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

[REDACTED]

Finally...

12 How did you find out about the Beckley and Stowood Neighbourhood Plan consultation? Please tick all that apply.

[REDACTED]

Response 13

Response ID BHLF-NN8H-K9BY-U

Submitted to Beckley and Stowood Neighbourhood Plan: Consultation on Significant Modifications
Submitted on 2024-03-01 16:42:09

Part A - Personal Details

1 Are you completing this form as an:

Individual

2 Please provide your contact details below.

Title:

Name:

Leslie Scott

Job title (if relevant):

Organisation (if relevant):

Organisation representing (if relevant):

Address line 1:

[REDACTED]

Address line 2:

[REDACTED]

Address line 3:

Postal town:

Post code:

[REDACTED]

Telephone number:

Email:

[REDACTED]

Part B - Your comments

3 Please provide your comments below.

Your Comments:

Good Afternoon,

Please find below my response to the Beckley & Stowood Neighbourhood Plan – Examiner’s Consultation Response.

1. The mitigation policies are of no value

This is untrue they protect the health and wellbeing of local residents who will be affected by the development. The policies in the Local Plan do not cover this.

They protect the SSSI and countryside, which are very fragile and cover concerning issues with traffic. The mitigation policies add a layer of detail and local knowledge to the Local Plan policies.

2. the mitigation policies do not support the delivery of LNBB

This is untrue the mitigation policies –

- add further local detail to complement the Local Plan policies as defined by the NPPF and PPG
- do not hinder delivery or deliverability
- attempt to protect local residents, wildlife, the fragile SSSI and countryside

3. the policies have not been promoted in a collaborative fashion – with developers

Again untrue. The Parish Council, Neighbourhood Planning Team and many local residents had a large number of meetings with the developers and their agents at which we expressed our concerns, but our concerns were not addressed.

4. in any event there is no evidence that the contents of Policy STRAT 13 will not be properly implemented and its various principles will be incorporated into the eventual development

The SODC Planning Officers are under legal threat from the developers. They are very unlikely to add much needed detail to existing policies.

5. Although the mitigation policies were developed in consultation with neighbouring parish councils, the approach taken has been pursued in isolation from other parishes which are affected by the strategic site (Elsfield, Forest Hill with Shotover and Stanton St Johns) and are not developing complementary policies. It would be unreasonable for a specific policy approach to be identified in part of a wider strategic development site where no other equivalent complementary policies are being pursued elsewhere

All the local parishes have been working together for years on this development. Only our parish has residents and housing which will be surrounded by the development. I understand that most of the other parishes, apart from SSJ do not want to develop a Neighbourhood Plan. This is not surprising.

Yours Faithfully

Leslie Scott

[REDACTED]
[REDACTED]
[REDACTED]

You can upload supporting evidence here:

No file uploaded

4 If appropriate, you can set out what change(s) you consider necessary to make the plan able to proceed below.

What changes do you consider necessary for the plan to meet the basic conditions?:

You can upload supporting evidence here:

No file uploaded

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

[REDACTED]

Finally...

12 How did you find out about the Beckley and Stowood Neighbourhood Plan consultation? Please tick all that apply.

[REDACTED]

Response 14

Response ID ANON-NN8H-K9B4-P

Submitted to Beckley and Stowood Neighbourhood Plan: Consultation on Significant Modifications
Submitted on 2024-02-29 12:56:43

Part A - Personal Details

1 Are you completing this form as an:

Individual

2 Please provide your contact details below.

Title:

Mrs.

Name:

Ann

Job title (if relevant):

Organisation (if relevant):

Organisation representing (if relevant):

Address line 1:

[REDACTED]

Address line 2:

[REDACTED]

Address line 3:

Postal town:

[REDACTED]

Post code:

[REDACTED]

Telephone number:

[REDACTED]

Email:

[REDACTED]

Part B - Your comments

3 Please provide your comments below.

Your Comments:

The Neighbourhood Plan for Beckley and Stowood has been worked on since 2016 (and my husband and I have been part of the committee of residents charged with creating the Plan). Feedback with the community has been carried out throughout the ensuing seven years, as well as contact and communication with neighbouring councils resulting in the mitigations policies as submitted. Contact with developers has been sought and all neighbourhood meetings held by the developers for the community have been attended by one or more of the committee. Mitigations as submitted by the Plan are to enhance what is a terrible plan (on Flood Plain, not having the approval of EA, and many other necessary agencies) if enhance is the correct word for trying to lessen damage to be caused.

You can upload supporting evidence here:

No file uploaded

4 If appropriate, you can set out what change(s) you consider necessary to make the plan able to proceed below.

What changes do you consider necessary for the plan to meet the basic conditions?:

The development of LNBB as currently submitted with cause great damage to our Parish and if allowed to go through, must be mitigated in the best ways possible.

You can upload supporting evidence here:

No file uploaded

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

[REDACTED]

Finally...

12 How did you find out about the Beckley and Stowood Neighbourhood Plan consultation? Please tick all that apply.

[REDACTED]

[REDACTED]

Response 15

Response ID ANON-NN8H-K9BC-5

Submitted to Beckley and Stowood Neighbourhood Plan: Consultation on Significant Modifications
Submitted on 2024-02-29 20:29:20

Part A - Personal Details

1 Are you completing this form as an:

Individual

2 Please provide your contact details below.

Title:

Mr

Name:

Tony Strong

Job title (if relevant):

Organisation (if relevant):

Organisation representing (if relevant):

Address line 1:

[REDACTED]

Address line 2:

[REDACTED]

Address line 3:

Postal town:

[REDACTED]

Post code:

[REDACTED]

Telephone number:

[REDACTED]

Email:

[REDACTED]

Part B - Your comments

3 Please provide your comments below.

Your Comments:

I particularly want to address the Examiner's comments about the mitigation policies around Land North of Bayswater Brook. This will be by far the largest expansion of the parish population and housing density for a thousand years; even those parts of the development not in the parish will have a huge effect on our roads, infrastructure and natural environment, into land once regarded as sacrosanct because Green Belt. Mitigation is essential, but the developers, OCC and City are all turning a deaf ear to local concerns because they know they can get away with it. Including mitigation measures in the Neighbourhood Plan is one of the few ways left to pencil in some standards the developers should aspire to. We have worked closely with our neighbouring parishes, but our situation is different to theirs and we cannot be expected to adopt a one-size-fits all Neighbourhood Plan when our parish so desperately needs these protections.

You can upload supporting evidence here:

No file uploaded

4 If appropriate, you can set out what change(s) you consider necessary to make the plan able to proceed below.

What changes do you consider necessary for the plan to meet the basic conditions?:

You can upload supporting evidence here:

No file uploaded

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

[REDACTED]

Finally...

12 How did you find out about the Beckley and Stowood Neighbourhood Plan consultation? Please tick all that apply.

[REDACTED]

[REDACTED]

Response 16

Response ID BHLF-NN8H-K9BS-N

Submitted to Beckley and Stowood Neighbourhood Plan: Consultation on Significant Modifications
Submitted on 2024-03-01 17:40:16

Part A - Personal Details

1 Are you completing this form as an:

Agent

2 Please provide your contact details below.

Title:

Name:

[REDACTED]

Job title (if relevant):

Executive Director

Organisation (if relevant):

Pegasus Group

Organisation representing (if relevant):

Dorchester Residential Management and Christ Church College

Address line 1:

[REDACTED]

Address line 2:

[REDACTED]

Address line 3:

Postal town:

Post code:

[REDACTED]

Telephone number:

[REDACTED]

Email:

[REDACTED]@pegasus.co.uk

Part B - Your comments

3 Please provide your comments below.

Your Comments:

Pegasus has been instructed by Dorchester Residential Management and Christ Church, Oxford to respond to the Examiner's recommendations to the Beckley and Stowood Neighbourhood Plan.

Please find attached our submission.

I would be grateful if you would acknowledge receipt of this email.

Many thanks

Kind regards,


Executive Director
E @pegasusgroup.co.uk
M 07500 085381
|
DD 01285 888089
|EXT 1073
|
T 01285 641717
33 Sheep Street | Cirencester | GL7 1RQ

Expertly Done. [LinkedIn](#) | [X](#) | [Instagram](#) | [Our Charity](#) | [Our Website](#)
DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE

Offices throughout the UK and Ireland. We are ISO certified 9001, 14001, 45001. Pegasus Group is the trading name of Pegasus Planning Group Ltd [07277000] registered in England and Wales. Registered Office: 33 Sheep Street, Cirencester, GL7 1RQ. This email and any associated files, is intended for the exclusive use of the addressee only. If you are not the intended recipient you should not use the contents nor disclose them to any other person. If you have received this message in error please notify us immediately. We have updated our Privacy Statement in line with GDPR; please [click here](#) to view it.

Please exercise extreme caution with attachments and website links or instructions to undertake financial transactions.

You can upload supporting evidence here:
Pegasus Response.pdf was uploaded

4 If appropriate, you can set out what change(s) you consider necessary to make the plan able to proceed below.

What changes do you consider necessary for the plan to meet the basic conditions?:

You can upload supporting evidence here:
No file uploaded

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



Finally...

12 How did you find out about the Beckley and Stowood Neighbourhood Plan consultation? Please tick all that apply.




Comment Form

Beckley and Stowood Neighbourhood Plan

Significant Modifications - publicity period

Beckley and Stowood Parish Council submitted their draft neighbourhood plan to South Oxfordshire District Council in February 2023.

We carried out a consultation on the draft neighbourhood plan and supporting documents in March 2023. This gave residents and statutory consultees an opportunity to comment on the draft plan. The responses to the March 2023 consultation were published and submitted for examination.

The independent examiner, Andrew Ashcroft, considered the draft plan and the responses to the consultation process. The Independent Examiner has advised the District Council that a package of modifications is required to the Plan to ensure that it meets the basic conditions.

The recommended modifications to the general parts of the Plan are matters of refinement to the relevant policies and do not need additional consultation. However, the recommended modifications to the mitigation policies relating to the development of the strategic site as identified in the Local Plan (Policy STRAT13) at land north of Bayswater Brook are significant in their scale and effect. As such they will require further consultation.

The district council has prepared an updated Strategic Environmental Assessment Screening considering the significant modifications proposed by the independent examiner.

The district council is therefore inviting comments on the examiner's preliminary conclusions and draft Strategic Environmental Assessment Screening Opinion.

This consultation will run from **Thursday 18 January to 11.59pm on Thursday 29 February 2024**. Please note that only comments relating to the examiner's preliminary findings, will be considered.

Consultation documents

- Examiner's preliminary findings
- Beckley and Stowood Neighbourhood Plan draft Strategic Environmental Assessment Screening Opinion

Background Information

- Beckley and Stowood Neighbourhood Plan (Submission Version)

Further background documents can be viewed on the Beckley and Stowood Neighbourhood Plan page on our website:

www.southoxon.gov.uk/BeckleyandStowood-NP

Please return this comment form by **11.59pm on Thursday, 29 February 2024** to Planning Policy, South Oxfordshire District Council by post to 'Freepost SOUTH AND VALE CONSULTATIONS' (no other address information or stamp is needed) or email planning.policy@southandvale.gov.uk

This form has two parts

Part A – Personal details

Part B – Your comments

Part A

1. Are you completing this form as an: (please tick one box)

- ☐ Individual
- ☐ Organisation
- ☒ Agent

2. As the neighbourhood planning process includes an independent examination of the plan, your name, postal address and email (where applicable) are required for your comments to be considered by the examiner.

Title	
Name	
Job title (if relevant)	Executive Director
Organisation (if relevant)	Pegasus Group
Organisation representing (if relevant)	Dorchester Residential Management and Christ Church, Oxford
Address line 1	
Address line 2	
Address line 3	
Postal town	
Postcode	
Telephone number	01285 641717
Email address (where applicable)	@pegasusgroup.co.uk

--	--

Part B – Your comments

3. You can provide your comments on the significant modifications to the Beckley and Stowood Neighbourhood Plan below (no comments are invited on the submitted plan as a whole). When commenting please be aware that the examiner is only inviting comments relating to his preliminary conclusions and recommended modifications. You may also use this section to comment on the Draft Strategic Environmental Assessment Screening Opinion prepared by the District Council. All comments will be sent to the examiner for consideration.

If you wish to provide evidence and any supporting documents to support or justify your comments, please attach these to your response.

Pegasus on behalf of Dorchester Residential Management and Christ Church, Oxford submitted representations to the Reg 14 and the Reg 16 Neighbourhood Plan (NP).

In summary we had a significant number of objections to the NP as submitted and consequently we considered that the NP did not meet the “basic conditions”. We objected to the inclusion of 19 policies to mitigate the development of the allocated site in the adopted South Oxfordshire Local Plan i.e. Policy STRAT13 Land North of Bayswater Brook. We considered that the NP included an unnecessary amount of detail which would undermine the delivery of the Land North of Bayswater Brook.

We fully support the proposed modifications that the independent examiner considers are required to ensure the Plan meets the basic conditions.

We therefore support the examiners preliminary conclusions and his reasoning as set out in his note on the Consultation on the Significant Modifications. We fully support the recommended modifications to the mitigation policies relating to the development of the strategic site (Policy STRAT13) at Land North of Bayswater Brook, i.e. that the mitigation policies and any associated supporting text (in Section 6 of the Plan) as well as any references to the mitigation policies and the associated supporting text throughout the plan including objective 7 are deleted. In particular we agree that the mitigation policies do not add value to the comprehensive details already included in the adopted Local Plan Policy STRAT13 and furthermore the mitigation policies do not support the delivery of the strategic policies, in fact in our view the proposed neighbourhood policies sought to undermine the deliverability of the strategic policies in the adopted SODC Local Plan.

The hybrid planning application for Land North of Bayswater Brook was submitted in December 2022 and registered in January 2023. Since then, the applicants have worked to address the representations received from both the statutory consultees and members of the public.

4. If appropriate, you can set out below what change(s) you consider necessary to make the plan able to proceed. It would be helpful if you are able to put forward your suggested revised wording of any policy or text in the part of the plan currently subject to modification. Please be as precise as possible.

If you wish to provide evidence and any supporting documents to support or justify your comments, please attach these to your response.

As we agree with the examiners proposed changes – we have no further comments.

The reason why we endorse the examiners proposed changes is set out in our representations to the NP at both the Reg 14 and Reg 16 stage of plan preparation.

Next steps

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.

Please clearly state in your comments if you wish to be notified of our decision on whether we formally adopt the neighbourhood plan.

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, available alongside this document.

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

A solid black rectangular box used to redact the response to question 7.

8. How did you find out about the Beckley and Stowood Neighbourhood Plan consultation?

A large solid black rectangular box used to redact the response to question 8.



Thank you for your comments.

Response 17

Response ID BHLF-NN8H-K9BP-J

Submitted to Beckley and Stowood Neighbourhood Plan: Consultation on Significant Modifications
Submitted on 2024-03-06 13:45:13

Part A - Personal Details

1 Are you completing this form as an:

Organisation

2 Please provide your contact details below.

Title:

Name:

Ginette Camps-Walsh

Job title (if relevant):

Chairman

Organisation (if relevant):

Beckley and Stowood Parish Council

Organisation representing (if relevant):

Address line 1:

Stowood House

Address line 2:

Common Road

Address line 3:

Beckley

Postal town:

Oxford

Post code:

OX3 9UR

Telephone number:

01865351415

Email:

g.camps-walsh@beckley-and-stowood-pc.gov.uk

Part B - Your comments

3 Please provide your comments below.

Your Comments:

Dear SODC,

Please find attached Beckley and Stowood Parish Council and Neighbourhood Plan Steering Committee response to the Examiner's Consultation of Significant Modifications to the Beckley and Stowood Neighbourhood Plan.

Kindest regards

Ginette Camps-Walsh (Cllr)

Chairman Beckley and Stowood Parish Council

Chairman Beckley and Stowood Neighbourhood Plan Steering Committee

You can upload supporting evidence here:

BECKLEY AND STOWOOD NEIGHBOUR PLAN -RESPONSE TO EXAMINER'S CONSULTATION - final (1).pdf was uploaded

4 If appropriate, you can set out what change(s) you consider necessary to make the plan able to proceed below.

What changes do you consider necessary for the plan to meet the basic conditions?:

You can upload supporting evidence here:

No file uploaded

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

Finally...

12 How did you find out about the Beckley and Stowood Neighbourhood Plan consultation? Please tick all that apply.

BECKLEY AND STOWOOD NEIGHBOURHOOD PLAN STEERING GROUP AND PARISH COUNCIL

RESPONSE TO THE EXAMINER'S CONSULTATION ON SIGNIFICANT MODIFICATIONS

(Text in blue – Examiner, Text in Green – SODC, Text in purple quotes from official documents or others)

Abbreviations

- LnBB – Land north of Bayswater Brook, strategic development site in SODC Local Plan 2035
- BSNP – Beckley and Stowood Neighbourhood Plan

Context

The Independent Examiner has advised the District Council that a package of modifications is required to the Plan to ensure that it meets the basic conditions.

The recommended modifications to the general parts of the Plan are matters of refinement to the relevant policies and do not need additional consultation.

The recommended modifications to the mitigation policies relating to the development of the strategic site as identified in the Local Plan (Policy STRAT13) at land north of Bayswater Brook are significant in their scale and effect. As such they will require further consultation.

The recommended modifications to the mitigation policies are the deletion of the mitigation policies and the associated supporting text (Section 6 of the Plan) as well as references to the mitigation policies and the associated supporting text throughout the plan including objective 7.

The Parish Council response to the proposed modifications is as follows:

A neighbourhood Plan gives the community a say in how their parish grows and develops -

“Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead. Neighbourhood planning provides a powerful set of tools for local people to plan for the types of development to meet their community’s needs and where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.”¹

¹ Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities & Local Government

*“A Neighbourhood Plan must be in general compliance whether the draft neighbourhood plan policy or development proposal **provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy.**”*

Beckley and Stowood Parish Council and Neighbourhood Plan Steering Group believe that their Plan (BSNP) is in compliance with the adopted SODC Local Plan 2035 and that its mitigation policies provide an additional level of detail and a distinct local approach using local knowledge that does not undermine the policies in the Local Plan. Compliance with national policies and the Local Plan is set out in detail in basic Conditions Statement.²

Deleting the mitigation policies could set a precedent that Neighbourhood Planning has no place where there is an adopted Local Plan. These policies do not undermine delivery of the strategic development site Land north of Bayswater Brook (LnBB). It would deny communities any power in determining how their parish grows and develops and greatly discourage other parish councils from developing a Neighbourhood Plan.

The NPPF states -

12. The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

*13. The application of the presumption has implications for the way communities engage in neighbourhood planning. **Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.***

*14. In situations where the presumption (at paragraph 11(d)) applies to applications involving the provision of housing, **the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply -***

a) the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and

b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement (see paragraphs 67-68).

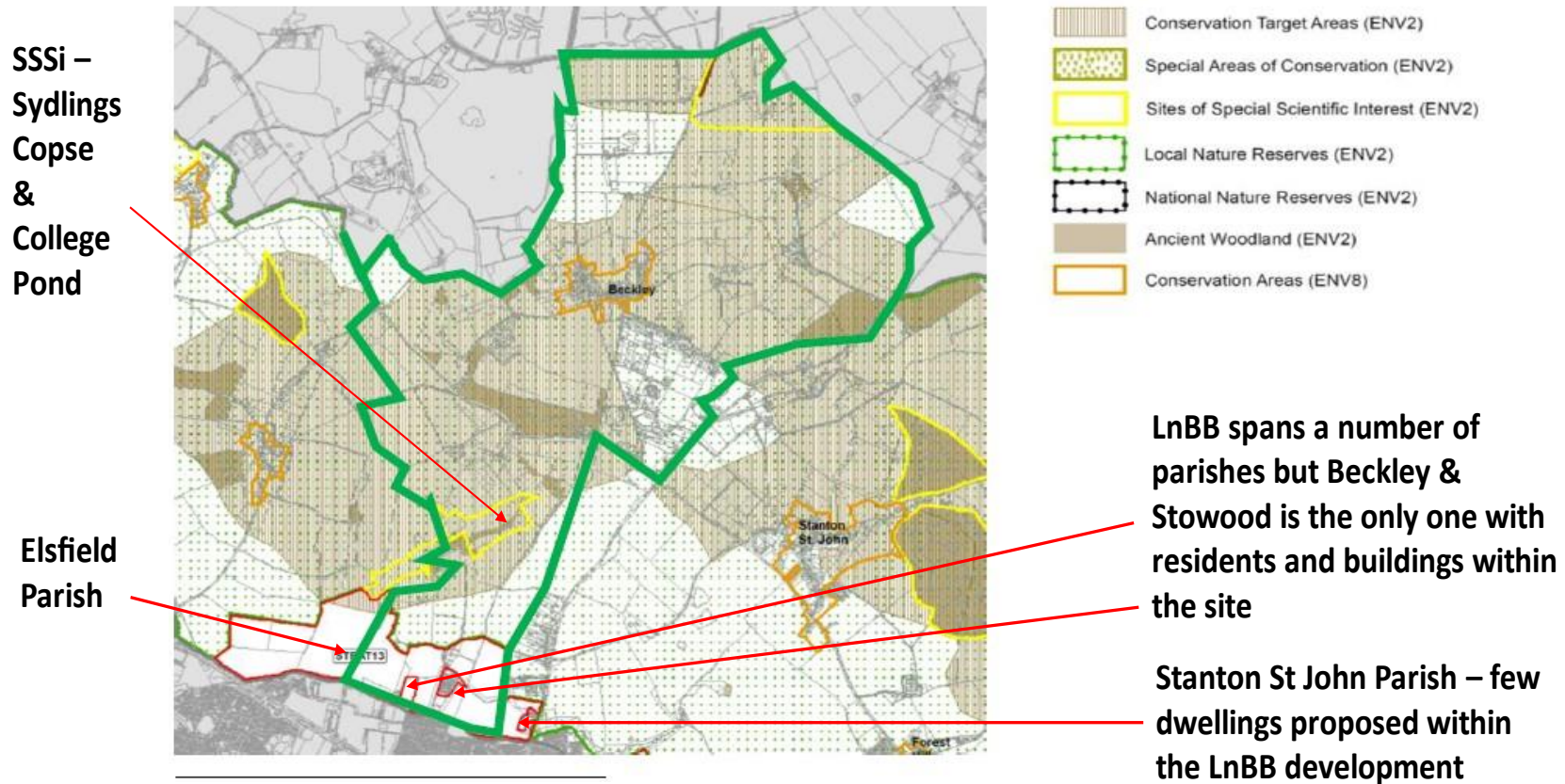
We believe the BSNP does support the delivery of the strategic policies in the Local Plan for LnBB and the aim of our mitigation policies is to shape development and add an additional level of detail and local knowledge.

² Basic Conditions Statement

<https://www.dropbox.com/s/s6lu3bhjcb0eeyx/Basic%20Conditions%20Statement%20Beckley%20Stowood%20Neighbourhood%20Plan%20Submission%20Version%2012.22.pdf?dl=0>

MAP FROM SEA SHOWING THE LnBB DEVELOPMENT AND PARISH BOUNDARIES

Figure 2.1 Excerpt from South Oxfordshire Local Plan key diagram showing policies relevant to Beckley and Stowood parish



GCW 2.24

5

The map above shows the outline of one part of the LnBB development (western site – Lower Elsfield and Wick Farm) and the parish boundaries. (The other part of the LnBB site Bayswater Farm is to the east of the Bayswater Road just off the map.)

It can be seen that Beckley and Stowood is the only parish to have residents and buildings within the development site at Lower Farm and Wick Farm. Most of the fragile SSSI Sydlings Copse and College Pond is also in Beckley and Stowood parish. The designated area for the BSNP is the whole parish. It is therefore very appropriate that the strategic development LnBB is included.

Forest Hill with Shotover parish has no land in the western part of the site. The other part of the site (not shown) Bayswater Farm is in Forest Hill parish. Forest Hill Parish Council does not wish to develop a Neighbourhood Plan.

Stanton St John parish has a very small area within the LnBB site on the eastern edge. The developers propose to build approximately 2 x 10 dwellings there. Stanton St John is developing a Neighbourhood Plan, but it is at an earlier stage.

Elsfield Parish Meeting has no parishioners living within the LnBB site. They do not wish to develop a Neighbourhood Plan.

In addition to those reasons already stated within the Beckley and Stowood Neighbourhood Plan (BSNP), the evidence base documents and the response to the Examiner's questions, the mitigation policies in the submitted Neighbourhood Plan bring a specific level of detail, which is currently missing from the Adopted Plan policy STRAT 13 covering the current housing allocation.

The Parish Council would also question the requirement to remove the mitigation policies in the BSNP as without such modification, it would be considered not to be in conformity with the Strategic Policies of the Local Plan.

In this regard in the following cases are considered of relevance:

Lindblom LJ | DLA Delivery Ltd v Lewes District Council [2017] EWCA Civ 58 –

<https://www.bailii.org/ew/cases/EWCA/Civ/2017/58.html>

23...“The true sense of the expression “in general conformity with the strategic policies contained in the development plan” is simply that if there are relevant “strategic policies” contained in the adopted development plan for the local planning authority’s area, or part of that area, the neighbourhood development plan must not be otherwise in “general conformity” with those “strategic policies”. The degree of conformity required is “general” conformity with “strategic” policies. Whether there is or is not sufficient conformity to satisfy the requirement will be a matter of fact and planning judgement..”

Supperstone J | BDW Trading v Cheshire West [2014] EWHC 1470 –

<https://www.bailii.org/ew/cases/EWHC/Admin/2014/1470.html>

82...“the Neighbourhood Plan as a whole should be in general conformity with the adopted Development Plan as a whole...”

It is considered that it has been demonstrated clearly how the BSNP is in conformity with the strategic policies and that there is nothing contained within, which would prevent or delay delivery of the strategic policies.



Specifically, with regard to STRAT 13, the Adopted Policy clearly requires the submission of a comprehensive masterplan based on the indicative concept plan as highlighted above.

The Parish Council believe that the mitigation policies are not in conflict, but supplement the Adopted local plan allocation policy STRAT 13 and add additional locally specific information. This is particularly important in lieu of an adopted / agreed masterplan, development brief, design code or supplementary planning document for the site.

This approach has been successfully used in other Neighbourhood Plans such as:

Hazlemere NP 2023 – 2033 – High Wycombe (Bucks) – Made on 4th January 2024.

<https://www.hazlemereparishcouncil.gov.uk/the-council/neighbourhood-plan/>

As with BSNP, the Hazlemere Plan sought to add *“extra detail to the policy approach”*. The Wycombe Local Plan Policy HW8 set out a series of place-making, transport and green infrastructure criteria for the site within the Hazlemere Plan area. However, it should be noted that adjoining land to the north east, which was within the separate Chiltern District (at the time of Local Plan adoption, clearly now both within the Bucks Unitary Authority), was also being proposed for development. In this instance the policy required a comprehensive

approach and that one site was not allowed to be designed or developed to prejudice the future of the other.

The Hazlemere Neighbourhood Plan proposed more detailed policies on its part of the strategic site, which gave further detail than the Local Plan. Whilst the Examiner did remove elements of repetition of the Local Plan from the NP policy, he concluded that the NP supported the strategic policy in accordance with the PPG (Reference ID: 41-004-20190509).

This refers to the elements that a Neighbourhood Plan should address and states:

“A neighbourhood plan should support the delivery of strategic policies set out in the local plan or spatial development strategy and should shape and direct development that is outside of those strategic policies (as outlined in paragraph 13 of the revised National Planning Policy Framework). Within this broad context, the specific planning topics that a neighbourhood plan covers is for the local community to determine.”

It is clear that the above NP was in a very similar position to that of BSNP and that more detailed policies on the strategic site were considered acceptable.

A further example is Tollerton NP 2016 – 2030 – Rushcliffe Borough Council, which is understood to be awaiting referendum.

<https://www.rushcliffe.gov.uk/planning-growth/planning-policy/neighbourhood-planning/#Tollerton>

In this instance, the strategic urban extension site, also was found within NP area and the NP Steering Group wished to include policies due to the uncertainty over precisely when the SPD for the strategic site will be adopted.

Of relevance to this NP are paragraphs 39 – 47 of the Examiner’s final report, in particular paragraph 46:

“46. I fully accept the basic principle that (amongst other things) neighbourhood plans provide the opportunity for local communities to influence the way local plan policies are interpreted and applied on the ground. In addition, they can add important detail to those policies at the local level...”

This acknowledgement is clear that such a scope can be acceptable. Although it should be noted that the Tollerton NP group proposed their neighbourhood plan policies in such a way which was confusing and could have undermined delivery and therefore the Examiner amended the policy to make this clear.

Having reviewed this approach and potential for conflict, a review of the BSNP policies was undertaken. The conclusion was that there are no references within the mitigation policies

which would undermine or conflict with the preparation of a comprehensive masterplan approach as required by Local Plan Policy STRAT 13. The masterplan submitted as part of the planning application for LnBB will have to be further amended to comply with STRAT 13 policies (the Environment Agency has formally objected) therefore the production of the masterplan will need to be amended and could include and clearly follow the requirements of the mitigation policies in the NP, as well as those in STRAT 13.

Equally the BSNP policies would not prejudice the preparation of the Vale of White Horse and South Oxfordshire Joint Local Plan which has reached Regulation 18 stage (Part 2), with the consultation period recently ending. The supporting text to accompany the emerging Policy AS5 (which would replace STRAT 13) states:

“Our review of the existing allocated sites in the current Local Plan has found that this site is largely still a suitable allocation to continue into the Joint Local Plan, with the exception of the parcel of land north of Sandhills. However, our review did conclude we should make some presentational changes to the policy by amalgamating the two lists of policy requirements into one to make it clearer and more effective. We have removed reference to phasing from this policy and covered it instead in the overarching policy (LS1) on large-scale major development proposals.”

It should be noted that emerging Policy LS1 d) sets out the details for phasing and timing of developments for schemes over 200 dwellings. As the overall strategic site is proposed to deliver approximately 1,100 new homes, with supporting services and facilities, it is clearly a site which cannot be built out in one phase or in all likelihood with one single developer.

Whilst it is acknowledged by the Parish Council that there is concern that parts of a single strategic allocation site cannot have different Neighbourhood Plan policies or Design Codes affecting separate areas. The above Hazlemere Neighbourhood Plan, is just one example which highlights that additional detail can support the strategic policies as set out in the PPG.

In this regard, it is argued that it is perfectly standard to have parts of a single allocation developed by different housebuilders, each of which would have different approaches to their development. Whilst a comprehensive masterplan would ensure overarching principles and unity, there is nothing within the details for the BSNP mitigation policies which could not be reproduced or extended where appropriate throughout the entire strategic allocation within the masterplan.

There are no mitigation policies which would prevent the development of land within the wider allocation outside of the Parish or hinder the access and movement around the site as a whole. The BSNP has in fact been devised following considerable time and effort being spent on how to achieve the aims of the Local Plan policy, on the basis of local understanding and

knowledge. This will ultimately result in a better quality of development and greater integration within the surrounding area.

As previously stated, large-scale development such as LnBB, will be developed in separate phases and the construction phasing plans over 10 years have been submitted as part of the planning application. Different phases with different characteristics would sit under a single concept or masterplan and may have different requirements due to the individual nature of sub areas.

It is proposed that the part of the site allocation within the Parish has either clear boundaries, characteristics or features, which would allow the implementation of the NP mitigation policies without prejudice to the adjacent parcels of land. Indeed, the policies included have been devised following close discussions with the adjoining Parish Councils.

Certainly, a separate response to different areas of the strategic site would be encouraged and a logical approach would include the area within Beckley and Stowood Parish as a separate character area given the above.

This is supported by the National Design Guide (<https://www.gov.uk/government/publications/national-design-guide>), which states that new development should be based on the local context as set out in paragraph 39:

“An understanding of the context, history and the cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments.”

It must also *“Respond to existing local character and identity”*, which in paragraph 53 goes on to state that:

“Well-designed new development is influenced by:

... an appreciation and understanding of vernacular, local or regional character, including existing built form, landscape and local architectural precedents; ...”

Whilst it is acknowledged that in an ideal world scenario, that all adjoining parishes should have produced a joint neighbourhood plan, this unfortunately was not possible for a number of reasons. Beckley and Stowood Parish Council however clearly refute the assertion that *“the approach taken has been pursued in isolation from other parishes which are affected by the strategic site (Elsfield, Forest Hill with Shotover and Stanton St Johns)”*. This comment simply does not reflect the level of engagement between these parties and the consideration given to the content of the policies within this NP.

It is not considered *“unreasonable for a specific policy approach to be identified in part of a wider strategic development site where no other equivalent complementary policies are being pursued elsewhere”*, particularly when the adjoining Parishes do not disagree with our

approach as evidenced in the responses to the March 2023 submission consultation and this current consultation.

EXAMINER'S QUESTIONS/OBSERVATIONS

- *the mitigation policies in the submitted Plan do not bring any added value to the comprehensive details included in Policy STRAT 13 of the Local Plan;*

The mitigation policies do add great value, an additional level of detail and a distinct local approach to the policies in STRAT 13 of the SODC Local Plan 2035 for the Land north of Bayswater Brook site.

The value of the policies is demonstrated below. The mitigation policies can be grouped into categories and are shown in Appendix 1.

- **Community Involvement** – 1 policy
- **Health and Welfare of Local Residents** - 6 policies
- **Protection of SSSI and Countryside** – 7 policies
- **Travel & Transport** – 3 policies

Planning applications were submitted to SODC by Christ Church and their development partners in January '23³. It is therefore very easy to see how the developers have addressed or ignored the policies in STRAT 13 and the reaction of local residents and statutory consultees to the planning applications and the very many amendments. There were an extremely large number of responses objecting to the applications from local residents (over 150 responses to the initial planning application and many more subsequently) and statutory consultees. These included 1. A petition with 2,343 signatures calling on Christ Church to withdraw their application and 2. A petition with 66 signatures from Wick Farm Park residents (the majority of households) opposing the Listed Building application for Wick Farm. This reinforces the need for and value of the mitigation policies.

COMMUNITY INVOLVEMENT

The NPPF supports and encourages community involvement in development. The SODC Local Plan policies do not cover this. NPPF 131 *“So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.”*

The policy adds an additional level of detail which will facilitate community involvement in the earlier stages of the development and help iron out potential problems in the later stages. It is beneficial to all parties and cannot possibly be construed as undermining the delivery of the strategic policies in the development, but will aid and support the delivery.

HEALTH AND WELFARE OF LOCAL RESIDENTS

The Local Plan contains no policies which enhance or are concerned with the health and welfare of local residents. Yet it is well known that development can have a significant effect

3

<https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&REF=P22/S4618/O#exactline>

on the health of the local population. Again, our mitigation policies add a very important level of detail and a distinct local approach, which is of great significance for this site.

The health of the local population near Land north of Bayswater Brook is among the 20% most deprived neighbourhoods in the country. The Strategic Environmental Assessment states that “the health of the existing residents is likely to worsen” due to the Land north of Bayswater Brook development. However, the same report states that the mitigation policies would have a positive effect on the population and human health.

NICE Guidelines - Policies TA 2, LR 1, HAP 2

The health policies contain three policies requiring compliance with NICE (The National Institute of Health and Care Excellence - an executive non-departmental public body, sponsored by the Department of Health and Social Care) Guidelines. NICE provides national guidance and advice to improve health and social care and their guidance should be taken up by all LPAs, as they have a responsibility to improve the health of their residents. These policies are –

- TA 2. Compliance With Nice Guidelines on Physical Activity and The Environment and Health Assessment
- Policy LR 1. Compliance With Nice Guidelines – Improving Air Quality
- HAP 2. NICE- Indoor Air Quality

The Health Assessment submitted by the developers of LnBB as part of their planning application was of very poor quality and inadequate. It ignored any negative health effects and did not address health needs. This emphasises why these mitigation policies are so badly needed.

Other Policies which also address physical health –

- CM 1 Provision of Construction Management Plans – this requirement includes full noise and vibration assessments. The noise assessment submitted by the developers was inadequate with no remedial action and the vibration assessment was completely missing. The call for this is backed by English Nature in its response to the LnBB planning application – see Appendix 2.

The remaining health and welfare policies concern overlooking and privacy of existing residents, particularly at Wick Farm. Wick Farm Park is a mobile home site. As such the residents need greater privacy than brick-built houses as the mobile homes are lower, with thinner walls. They need greater protection from noise and vibration than those living in brick-built houses. As the LnBB site rises steeply to the north of the site it is very important that existing residents are not overlooked and maintain their privacy. They could be completely overlooked by a four-storey dwelling, especially if they were sited downhill from it.

This does not restrict the LnBB development in any way as there is a requirement in the NPPF that development should be in keeping with its surrounds. Any building height over 3 storeys is not.

There is a requirement in STRAT 13 for a landscape buffer between Wick Farm and the development. This has been completely ignored by the developers in their planning application, where a new community centre has been planned immediately adjacent to Wick Farm Park with no buffer -see below. A landscape buffer enhancement to retain hedgerows and trees and enhance planting to screen Wick Farm is complementary and provides additional necessary detail. This additional screening is also required to enhance the mental health of Wick Farm residents. Their current outlook is across green fields and hedgerows and trees. The new outlook would be of the development. It is well documented that this affects mental health.

Landscape Buffer Enhancement - Wick Farm



There is a requirement in the NPPF to promote healthy and safe communities (paragraphs 96-107) which deleting these much needed policies would not be compliant with the NPPF.

PROTECTION OF SSSI AND COUNTRYSIDE

The following mitigation policies are to further protect the very fragile SSSI Sydlings Copse and College Pond and the countryside -

- Policy GB 1. Definition a new Green Belt boundary
- Policy SSSI 1. Report and assessment requirements for the SSSI Sydlings copse and college pond
- Policy SSSI 2. Implementation of protection zone from roads
- Policy SSSI 3. Landscape and recreational enhancements
- Policy LV 3. Specific landscaping, mitigation for loss of countryside
- Policy LV 4. Avoiding hard urban edges
- Policy LV 5. Design in sympathy with landscape and surroundings

The Green Belt Boundary

NEW GREEN BELT BOUNDARY



STRAT13demonstrates an appropriate scale, layout and form that
iv) provides a permanent defensible Green Belt boundary around the allocation and a strong countryside edge;
v) retains and incorporates existing hedgerows and tree belts, particularly where this assists with the creation of a new Green Belt boundary

8

Again, this policy adds a level of detail and a local approach. STRAT 13 requires that a **permanent defensible** new Green Belt boundary is provided and goes on to discuss retaining hedgerows and trees to assist in this. More detail is required because no plans have been submitted for a new defensible Green Belt boundary by the developers in their planning applications or amendments. This requirement appears to have been ignored. Existing hedgerows could not possibly be described as permanent or defensible. They can be removed in a few minutes. In lieu of any geographical feature such as the former boundary which was the Bayswater Brook, oak trees are indigenous and about as permanent a defensible as a tree can be. At the moment some of the Green Belt boundary is merely a strand of wire. The oak trees would be used where there were no trees at present.

Protecting the SSSI

The other mitigation policies are required to protect the very fragile and important SSSI Sydlings Copse and College Pond which is managed and partly owned by BBOWT. The plans submitted by the developers are far from adequate to protect the SSSI and the required assessments have not been completed.

Both Natural England and BBOWT have commented on these reports and plans in the planning application and call for many of the policies in our mitigation policies. Their responses can be found in Appendix 2 and 3

TRAVEL & TRANSPORT

There are 3 policies concerning travel and transport -

- Policy TA 1. Transport Assessment and Travel Plan
- Policy PC. 1. Maintenance of Access and Separation of Existing Footpaths and Bridleways
- Policy B 1. Provision of Public Transport

The developers have submitted a transport assessment as part of their planning application, but the traffic modelling is subjective and inadequate and it does not represent a realistic scenario. The County Council was not satisfied and has requested remodelling. This shows the necessity for this policy.

In the plans submitted by the developers make use of footpaths as cycle paths, potentially putting pedestrians at risk. The plans also show footpaths and bridleways being used at some points as part of the major access roads to the site. This is potentially dangerous to pedestrians, equestrians and cyclists and shows the need for this policy.

Future residents of LnBB could commute to a number of places of employment and therefore need public transport links to a number of towns and links to railway stations. The bus routes submitted in the planning application are focused on Headington and the middle of Oxford. This will not serve the new residents and will promote car use.

- *the mitigation policies do not support the delivery of the strategic policies in the Local Plan (contrary to the details in Planning Practice Guidance 41:004-20190509) and could undermine the deliverability of the strategic policies in the development plan (contrary to the details in Planning Practice Guidance 41-005-20190509);*

Planning applications were submitted to SODC by Christ Church and their development partners in January '23 and subsequently a large number of amendments have been submitted. These clearly show how the developers have addressed or ignored the policies in STRAT 13 and have ignored the concerns of local residents and statutory consultees to the planning applications.

The mitigation policies give an additional level of detail and a distinct local approach to that set out in the strategic policy without undermining policies in STRAT 13 and others in the SODC Local Plan 2035. The mitigation policies complement the Local Plan policies as defined by the NPPF and PPG.

The mitigation policies do not undermine the deliverability of the LnBB site and do support its delivery, giving clarity and adding local detail. It is notable that a number of statutory consultees in their responses to the planning application for LnBB support and reiterate our mitigation policies – English Nature see Appendix 2, BBOWT see Appendix 3, the County Council on roads and transport infrastructure. NICE guidelines on public health and construction should be followed by all LPAs in any case. It is very important to protect the health of existing residents, especially when it is so poor in the first place and the development is likely to make it worse.

- *the policies have not been promoted in a collaborative fashion;*

SODC explanation from the Examiner –

“The Examiner has clarified that on point 3, the issue is simply that the approach taken in the Plan has been developed in isolation and without any collaboration with the owners/developers of the strategic site. Plainly collaboration is very different to the consultation which has been undertaken in accordance with neighbourhood planning regulations.”

This is completely untrue – Numerous meetings have taken place with the with developers Christ Church and their collaborators and agents -

COLLABORATION WITH LnBB DEVELOPERS

Feb-May '17 - Meetings x 3 with developers pre-Local Plan adoption

Jan '21-Jul '22 - Workshops, meetings x 7 with developers – feedback to them on mitigation requirements

Jun '22 - Public parish meeting – with developers re transport and roads - 50 attendees

Sep 21- Jul '22 – Exhibitions of plans and open day at Wick Farm – discussions with developers

Mar- July '22 - Formal written feedback x 2 to developers. These were submitted by the developers as part of their planning applications –

<https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&REF=P22/S4618/O#exactline>

Oct '22-Feb' 23 – Representatives of the developers attended Beckley and Stowood Parish Council meetings x 5 regarding the development, LnBB and the Neighbourhood Plan

A full set of meeting dates can be found in Appendix 4.

Despite these meetings no concerns have been addressed by the developers to date.

- *in any event there is no evidence that the contents of Policy STRAT 13 will not be properly implemented and its various principles will be incorporated into the eventual development; and*

Our mitigation policies add detail to the policies in STRAT 13 it is unlikely that SODC Planning Officers would implement them unless they are part of a policy.

Our mitigation policies are to give further protection to local residents, wildlife, SSSI and countryside. Planning Officers have already been threatened with litigation

Planning Officers are concerned about litigation from developers.

Christ Church and Dorchester Residential have threatened SODC with an appeal for non-determination while continuing to submit amendments to their planning application – see Appendix 5

Their response from barristers to the Neighbourhood Plan consultations can be seen in their responses to previous consultations.

Christ Church is litigious and was reprimanded by the Charities Commission for unbudgeted spending on litigation against its former Dean ⁴-

Avoidance of litigation should not be a consideration here.

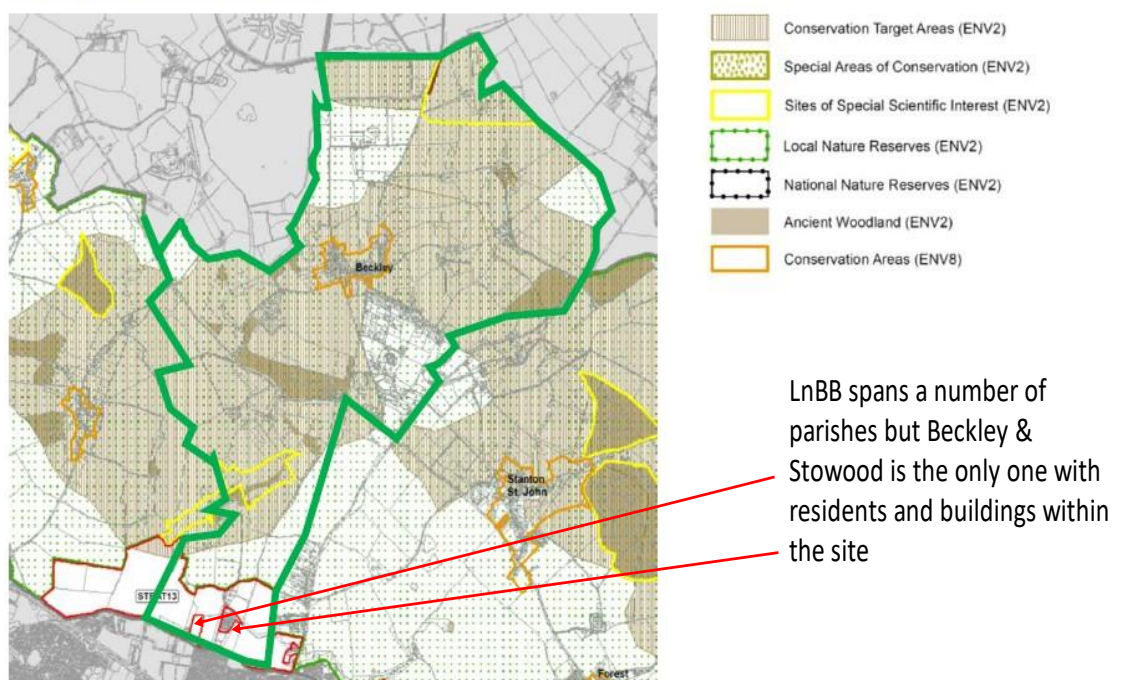
⁴ The Charity Commission has issued an Official Warning to Christ Church, Oxford, after finding that the trustees failed to manage the charity's resources responsibly. <https://www.gov.uk/government/news/charity-regulator-issues-official-warning-to-christ-church-oxford>

- *Although the mitigation policies were developed in consultation with neighbouring parish councils, the approach taken has been pursued in isolation from other parishes which are affected by the strategic site (Elsfield, Forest Hill with Shotover and Stanton St Johns) and are not developing complementary policies. It would be unreasonable for a specific policy approach to be identified in part of a wider strategic development site where no other equivalent complementary policies are being pursued elsewhere.*

It is not a requirement of planning law that all parishes that span a strategic development site must develop a Neighbourhood Plan with complementary policies. The Examiner appears to be trying to set a precedent, which is not present in and does not reflect the NPPF or PPG.

As one neighbouring Parish Council Chairman said '*we have seen the way you and your Neighbourhood Plan team have been treated and it has put us off developing one*'

Figure 2.1 Excerpt from South Oxfordshire Local Plan key diagram showing policies relevant to Beckley and Stowood parish



GCW 2.24

18

Although the strategic development site LnBB spans a number of parishes only Beckley and Stowood have parishioners living and buildings within the site, at Wick and Lower Farms. The SSSI Sydlings Copse and College Pond is nearly all in our parish.

All the neighbouring parishes have been working hard together on LnBB since before the Examination in Public. We have discussed the issues between us at great length.

Developing a Neighbourhood Plan takes much longer than a planning application. Two sets of planning applications have already been submitted for strategic sites in the SODC Local Plan 2035 – Chalgrove Airfield in June '20 and LnBB in January '23. Neighbourhood Plans are developed by hard working volunteers, doing it in their own time. It takes a good deal longer to develop a Neighbourhood Plan than for a developer to submit a planning application.

Neighbourhood Plans are confined to their 'Designated Neighbourhood Plan Area' which in this case is the whole parish of Beckley and Stowood.

Neighbouring Parishes

When Beckley started its Neighbourhood Plan in 2016, we talked to our neighbouring parishes about it. Elsfield is a parish meeting and at that time too small to develop a Neighbourhood Plan on its own. We did offer to develop a joint one, but they did not want to. We also discussed developing joint plans with our local parish councils but the funding would have been too limited. See Elsfield's response to this consultation.

Stanton St John is developing a Neighbourhood Plan, but is at an earlier stage. We do however work together and agree responses and policies. See Stanton St John's response to this consultation.

Forest Hill with Shotover does not want to develop a Neighbourhood Plan and only the Bayswater Farm site is in this parish, so the main part of the LnBB site under discussion here – Lower Elsfield and Wick Farm is not in Forest Hill parish.

Cllr Ginette Camps-Walsh

Chairman Beckley and Stowood Parish Council

Chairman Beckley and Stowood Neighbourhood Plan Steering Group

APPENDIX 1

MITIGATION POLICIES BECKLEY AND STOWOOD NEIGHBOURHOOD PLAN

MITIGATION POLICIES FOR THE STRATEGIC DEVELOPMENT SITE “LAND NORTH OF BAYSWATER BROOK “

- POLICY CI 1 COMMUNITY INVOLVEMENT

HEALTH AND WELFARE OF LOCAL RESIDENTS

- CM 1 PROVISION OF CONSTRUCTION MANAGEMENT PLANS
- POLICY TA 2. COMPLIANCE WITH NICE GUIDELINES ON PHYSICAL ACTIVITY AND THE ENVIRONMENT AND HEALTH ASSESSMENT
- POLICY LR 1. COMPLIANCE WITH NICE GUIDELINES – IMPROVING AIR QUALITY
- POLICY LV 1. LANDSCAPING AND MAINTAINING IMPORTANT FOR WICK FARM AND LOWER FARM
- POLICY LV 2. MAINTAINING PRIVACY AND AVOIDING OVERLOOKING - BUILDING HEIGHTS
- POLICY HAP 1. AIR QUALITY ASSESSMENT AND MITIGATION
POLICY HAP 2. INDOOR AIR QUALITY

PROTECTION OF SSSI AND COUNTRYSIDE

- POLICY GB 1. DEFINITION A NEW GREEN BELT BOUNDARY
- POLICY SSSI 1. REPORT AND ASSESSMENT REQUIREMENTS FOR THE SSSI SYDLINGS COPSE AND COLLEGE POND
- POLICY SSSI 2. IMPLEMENTATION OF PROTECTION ZONE FROM ROADS
- POLICY SSSI 3. LANDSCAPE AND RECREATIONAL ENHANCEMENTS
- POLICY LV 3. SPECIFIC LANDSCAPING, MITIGATION FOR LOSS OF COUNTRYSIDE
- POLICY LV 4. AVOIDING HARD URBAN EDGES
- POLICY LV 5. DESIGN IN SYMPATHY WITH LANDSCAPE AND SURROUNDINGS

TRAVEL & TRANSPORT

- B 1. PROVISION OF PUBLIC TRANSPORT
- TA 1. TRANSPORT ASSESSMENT AND TRAVEL PLAN
- PC. 1. MAINTENANCE OF ACCESS AND SEPARATION OF EXISTING FOOTPATHS AND BRIDLEWAYS

POLICY CI 1 COMMUNITY INVOLVEMENT

In bringing forward proposals for the development of the Land North of Bayswater Brook strategic allocation site the developers should have regard to the Community Involvement Strategy outlined in this Neighbourhood Plan.

HEALTH AND WELFARE OF LOCAL RESIDENTS

MITIGATION POLICY CM 1. PROVISION OF CONSTRUCTION MANAGEMENT PLANS

A Construction Management Plan should be provided as part of the supporting information accompanying any planning application.

This plan should include, but not be confined to –

- Noise management – pile driving and other disturbing construction activity should be kept to a minimum. Pile driving in particular at the Barton Park site can be heard in Stowood and for many miles. Hours of permitted operation should be agreed with local residents via the Community Liaison Committee. Noise can be harmful to health. It must be ensured that local residents are not harmed by any noise from construction, can continue to enjoy their gardens and that shift workers and other residents do not have sleep disturbed.
- Vibration – this is not only harmful to buildings, but also to local residents. Vibration will arise from pile driving and from construction vehicle movement. It must be ensured that vibration and disturbance is kept to a minimum and a schedule must be agreed with the Community Liaison Committee.
- Dust and Airbourne Pollutants Management – construction dust can be hazardous to health and cause serious lung and eye disease. Dust and air pollution must be monitored to ensure levels do not become hazardous.
- Trees and hedgerows should be preserved and protected during construction and afterwards, from damage, dust and pollutants.

MITIGATION POLICY TA 2. COMPLIANCE WITH NICE GUIDELINES ON PHYSICAL ACTIVITY AND THE ENVIRONMENT AND HEALTH ASSESSMENT

Development should have regard to the NICE guidelines “Physical Activity and The Environment” - [NG90] (shown above) and any updates or reviews. In addition, all strategic site planning applications should be accompanied by a health, mobility, active travel and physical activity assessment.

MITIGATION POLICY LR 1. COMPLIANCE WITH NICE GUIDELINES – IMPROVING AIR QUALITY

Any road through the LnBB development in Beckley Parish should be designed to be compliant with - NICE guideline [NG70] Published date: June 2017 or any updates or reviews. The design of the link road shall be developed taking into consideration the following measures set out in 1.1.2 of the NICE Guidelines -

- Minimising the exposure of vulnerable groups to air pollution by not siting buildings (such as schools, nurseries and care homes) in areas where pollution levels will be high.
- Siting living accommodation away from roadsides.
- Avoiding the creation of street and building configurations (such as deep street canyons) that encourage pollution to build up where people spend time.
- Including landscape features such as trees and vegetation in open spaces or as 'green' walls or roofs where this does not restrict ventilation.
- Including information in the plan about how structures such as buildings and other physical barriers will affect the distribution of air pollutants.

MITIGATION POLICY – LV 2. MAINTAINING PRIVACY AND AVOIDING OVERLOOKING - BUILDING HEIGHTS

Building heights should not extend above three storeys to ensure that: -

- Residents of Wick Farm and Lower Farm are not overlooked by the new development and can maintain their privacy
- Their views are protected as far as possible
- When viewed from the south (Oxford) or north east (Stowood or Stanton St John) or west (Elsfield) visual impact is minimised on the surrounding countryside
- It takes into account landform, layout and landscaping
- It respects the local context and complements the scale, height and details of the surrounding area

MITIGATION POLICY LV 1. LANDSCAPING AND MAINTAINING IMPORTANT PRIVACY FOR WICK FARM AND LOWER FARM

The landscape buffer between Wick Farm and the LnBB development must –

- Maintain existing trees and hedgerows around Wick Farm and Lower Farm
- Provide additional planting of native trees and hedgerows at a density and height and maturity to ensure adequate screening for the residents from the LnBB development and that the LnBB development is hidden.

MITIGATION POLICY HAP 1. AIR QUALITY ASSESSMENT AND MITIGATION

Applications for development shall be accompanied by technical information identifying nearby habitats and species that are sensitive to air pollution, and setting out a management regime to protect them from air pollution from the development. This should include regular monitoring of air quality and SODC should consider extending the Oxford Air Quality Management Area to Land north of Bayswater Brook.

Air pollution can cause serious disease, especially to the lungs, heart and skin. There should be compliance with NICE guidelines on Air pollution: outdoor air quality and health NICE guideline [NG70] Published: 30 June 2017 and any updates and reviews to minimise disease and improve local health profiles.

MITIGATION POLICY HAP 2. INDOOR AIR QUALITY

Indoor air quality is an important component of health, and severe disease can develop from poor air quality both outdoor and indoors. Some people such as those with existing lung, heart and skin diseases are particularly vulnerable, as are pregnant women, babies and the elderly.

The opportunities to incorporate design in the new LnBB development to reduce indoor air pollution should not be lost. New buildings and refurbishments of existing buildings should comply with "Indoor air quality at home" - NICE guideline [NG149] Published: 08 January 2020 and any updates and revisions.

- Building materials should be specified that only emit a low level of formaldehyde and VOCs (volatile organic compounds).
- Heating systems should be specified that minimise indoor exposure to particulate matter.
- Designs should include provision for removing indoor air pollutants.
- Ventilation systems should be designed to reduce or avoid exposure to outdoor air pollution and ensure there is permanent, effective ventilation.

PROTECTION OF SSSI AND COUNTRYSIDE

MITIGATION POLICY GB 1. DEFINITION OF A NEW GREEN BELT BOUNDARY

A line of English Oak *Quercus robur* saplings, pot grown, at least 1.8m high will be planted every 10m along the new Green Belt boundary and will be actively maintained for at least 5 years.

MITIGATION POLICY SSSI 1. REPORT AND ASSESSMENT REQUIREMENTS FOR THE SSSI SYDLINGS COPSE AND COLLEGE POND

The development should be informed by a detailed assessment of the effect of the development on the SSSI including

- The need for buffer zones
- A study of visitor numbers to the SSSI to determine the risk.
- The likely recreational pressure
- Mitigation policies on potential damage from domestic cats
- A detailed hydrology survey
- A reliable high-quality ecology report
- Research pre and post construction on pollutant levels from vehicle emissions as well as particulate matter from tyres etc which are likely to be high from any 'Link Road' with HGVs.
- A full Ecological Impact Assessment the methodology stipulated by Natural England and to their satisfaction

MITIGATION POLICY SSSI 2. IMPLEMENTATION OF PROTECTION ZONE FROM ROADS

Any road development within Land North of Boundary Brook will take place only if it can be shown to not worsen air pollution at Sydlings Copse, Wick Copse and College Pond SSSI, and in consultation with with Natural England and BBOWT". Any associated requirements for monitoring of pollutants and their effects on the SSSI as determined by Natural England and BBOWT must be implemented and the costs borne by the developers.

MITIGATION POLICY SSSI 3. AGREEMENT OF LANDSCAPE AND RECREATIONAL ENHANCEMENTS

A buffer zone of at least 200m is required to protect the fragile SSSI - Sydlings Copse, Wick Copse and College Pond. Further protection will be required in line with any recommendations from hydrology, air quality, ecology and environmental reports to be produced on protecting the SSSI. The design and detailed planting of a buffer and recreational zone around the SSSI should be in keeping with the rural landscape and not appear to be an urban or suburban park.

Planting of fruit trees such as apples and indigenous trees would be encouraged in preference to urban trees. The design and planting should be discussed and agreed with the Community Liaison Committee.

MITIGATION POLICY – LV 3. SPECIFIC LANDSCAPING AND MITIGATION FOR LOSS OF COUNTRYSIDE

Applications to develop the land North of Bayswater Brook development site shall be supported by a comprehensive landscaping strategy which ensures that any link road, housing estate roads and the edges of the development including but not confined to around Wick Farm, Lower Farm are appropriately landscaped to avoid impacting adversely on the adjacent countryside and the openness of the Oxford Green Belt.

The landscaping should include Sustainable Urban Drainage Systems where appropriate, to help reduce flooding and maintain water quality in adjacent waterbodies.

The strategy should include provision for access by walking, horse riding and cycling.

MITIGATION POLICY LV 4. AVOIDING HARD URBAN EDGES

The Land north of Bayswater Brook development should be designed to contain low density edges to the housing areas. These should be landscaped appropriately to minimise the risk of visual impacts arising from the development and to mitigate the effects of the development on the adjacent countryside and the openness of the Green Belt.

MITIGATION POLICY LV 5. DESIGN IN SYMPATHY WITH THE LANDSCAPE AND SURROUNDINGS

The design quality of the site overall and the individual neighbourhoods should maintain and enhance existing landscape features with prevailing character of the Oxford Heights landscape character area and the Character Assessment for the Wick Farm Area Evidence Base 2- 2.11.7 and Appendix 14.

TRAVEL & TRANSPORT

MITIGATION POLICY TA 1. TRANSPORT ASSESSMENT AND TRAVEL PLAN

It is a requirement that all development proposals for the strategic site are to be accompanied by a transport assessment and travel plan which contain measures to maximise the number of trips made by non-car modes, and measures to discourage car-based development and this should inform the masterplan. Furthermore, where residual impacts on the highway network are predicted after sustainable transportation measures are taken into account, the Transport Assessment should assess the effect of new highway infrastructure in mitigating any residual impacts. These Transport Assessments and Travel Plan for LnBB must be completed objectively, to a high standard and that these are overseen by and conducted to the satisfaction of Oxfordshire County Council.

MITIGATION POLICY B 1. PROVISION OF PUBLIC TRANSPORT

The transport package secured to mitigate the delivery of the Land North of Bayswater Brook development should include measures to ensure that public transport services are integrated with the new development, providing connections to key employment destinations such as the centre of Oxford, Headington, the hospitals and Cowley and other transport hubs such as railway stations, airports and bus stations and other near-by towns – Thame, Abingdon, Didcot etc.

MITIGATION POLICY PC. 1. MAINTENANCE OF ACCESS AND SEPARATION OF FOOTPATHS AND BRIDLEWAYS

To ensure safety for all cyclists, pedestrians and equestrians all existing footpaths and bridleways must be well maintained and kept open and accessible, ensuring that they are not overgrown and passable, during any construction work and afterwards. To ensure safety any crossings that are required to ensure rights of way are not severed by new roads and must be fully protected by either bridges or light controlled crossings to accommodate pedestrians, horse-riders and cyclists. Crossings of site roads for accessibility to houses i.e. bypass or 'Link Roads' should be by protected pedestrian crossings e.g., light controlled.

APPENDIX 2 – NATURAL ENGLAND RESPONSE TO PLANNING APPLICATION ON SSSI

Date: 01 March 2023
Our ref: 420232
Your ref: P22/S4618/O



registration@southandvale.gov.uk

BY EMAIL ONLY

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

Dear [REDACTED]

Planning consultation: Outline Planning permission for up to: 1. 1,450 new dwellings (Class C3), 2.120 units of Assisted Living dwellings, with ancillary communal and care facilities (Class C2/C3), 3. 560 sq.m of new community use buildings (Class F2), 4. 500 sq.m of new commercial/business/service buildings/health provision (Class E), 5. 2,600 sq.m of new Primary School (Class F1), 6. Creation of areas of green infrastructure, including areas of open space, allotments, habitats, recreation facilities and public park areas, 7. Associated transport, parking, access, surface water and utility infrastructure works.

Full planning permission for: 1. Change of Use to Class E and associated refurbishment works to the Main Barn and 3no. curtilage barns at Wick Farm, 2. Change of Use to Class F1 and associated refurbishment works to the Wick Farm Well House building, 3. Erection of New Build barn-style building (Class E), 4. Erection of New Build building containing back-of-house facilities for the Main Barn-style building (Class E), 5. Erection of New Build Community Space building (Class F2), 6. Associated transport, parking associated with the local centre, access and utility infrastructure works, 7. Demolition of identified buildings, 8. Associated landscaping, public realm and market garden.

Location: Land North of Bayswater Brook, Oxford

Thank you for your consultation on the above dated 18 January 2023 which was received by Natural England on the same date.

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.

SUMMARY OF NATURAL ENGLAND'S ADVICE

FURTHER INFORMATION REQUIRED TO DETERMINE IMPACTS ON SIDLINGS COPSE AND COLLEGE POND SSSI

As submitted, the application could have potentially significant effects on **Sidlings Copse and College Pond Site of Special Scientific Interest**. Natural England requires further information in order to determine the significance of these impacts and the scope for mitigation. The following information is required:

- Further detail regarding the provision of additional green space at the site in order to meet Natural England requirements in terms of the quantity provided
- Further detail regarding the design, layout and management of the green space provision at the site in order to meet Natural England quality requirements
- Evidence to demonstrate that the proposed green space provision will effectively reduce potential recreational pressure on the SSSI considering the increase in dwelling numbers
- Further detail regarding the mitigation and enhancement strategy specifically the delivery of access management at the SSSI and funding from developer contributions to deliver this
- Details regarding the monitoring and review of access management measures which will be implemented to avoid recreational impacts to the SSSI
- Further information regarding groundwater flows and potential hydrological impacts on the SSSI

The following mitigation measures are required / or the following mitigation options should be secured:

- Sustainable Urban Drainage System (SuDS)
- Construction Environmental Management Plan (CEMP)
- The proposed 200m buffer of retained farmland between the SSSI and built development secured in perpetuity.

Without this information, Natural England may need to object to the proposal.

Please re-consult Natural England once this information has been obtained.

Natural England's further advice on designated sites/landscapes and advice on other issues is set out below.

Further Information

The Bayswater Brook STRAT13 allocation is a major development proposal, including up to 1,100 new dwellings and other mixed uses. The allocation lies directly adjacent to the Sidlings Copse and College Ponds SSSI, a 22ha site which is designated for areas of habitat including calcareous fen, carr, broadleaved woodland, ancient woodland, scrub, reedbed, open water and acid and limestone grassland. One unit of the SSSI is currently in unfavourable recovering condition with recreational pressure listed as a threat to the future condition of the site. Therefore Natural England has serious concerns that the proposed development may cause irreparable damage to the fragile mix of habitats here and the species it supports.

STRAT13 was initially allocated for 1,110 homes, and the application exceeds this, proposing up to 1450 new dwellings, therefore we are concerned about the proposed increase in the number of dwellings and the subsequent increase in recreational pressure on the site.

The SSSI is intersected by a public right of way to the south-west of the site and there are permissive footpaths within the SSSI, therefore impacts from increased recreational pressure on this site could potentially occur as a result of direct damage to habitat from trampling and soil compaction, contamination from dog faeces, urine and littering, an increased fire risk and disturbance of the species present on site. Informal access points may also be established over time which could damage previously undisturbed areas of the site.

Grazing with livestock is currently undertaken on the SSSI, which is an important management feature. This form of management can become increasingly challenging where there is an increase in visitor numbers with dogs.

Natural England have had previous positive engagement with the applicant via our discretionary advice service and we advise that the issues outlined below are considered further. Natural England will be happy to provide further advice on these issues through our Discretionary Advice if requested.

- **Green space Provision**

Natural England welcomes the inclusion of significant areas of linear green infrastructure within the proposed development, however we are concerned that significant visitor pressure on the SSSI will remain. We would welcome the inclusion of a substantial area of alternative green space in addition to the green infrastructure provision proposed within the application which would serve to attract users of the site away from the SSSI, providing them with an alternative area to recreate. The appropriate scale and nature of any alternative green space could be informed by providing further evidence in regards to potential recreational impacts on the SSSI as described above and quantifying the required level of provision of green space on site in order to meet Natural England requirements. We would also welcome further detail regarding the design, layout and management of the green space provision at the site in order to meet Natural England quality requirements, this may include information regarding circular walking routes, off lead dog walking areas etc.

- **Delivery of access management, developer contributions and monitoring arrangements**

Natural England is concerned about the synergistic effects of the potential impacts described above and will require a fuller picture to be provided by the applicant regarding the visitor potential and predicted impacts to the site in order to understand which access management measures would be most appropriate at this location. The provision of additional areas of green space may be one such consideration as described above. This may be in addition to on site measures within the SSSI e.g. signage, increased provision of infrastructure such as fencing, litter bins or ranger deployment. Information regarding the likely long term cost implications for managing for increased access is requested and this should include the developers proposed financial contribution appropriate to the scale of the development and potential impacts, awarded to the managers of the SSSI to cover these additional costs. We advise that the details of agreed access management mitigation and arrangements should be detailed within the mitigation and enhancement strategy to be submitted with the application. This is particularly important where nature reserves, or nature parks, are run by charities that do not have secured income to cover the in perpetuity management costs associated with new housing development. We would advise that the mitigation and enhancement strategy detail the monitoring and review arrangements that will be in place for determining the success of mitigation measures implemented to avoid recreational impacts to the SSSI.

- **Groundwater and surface water**

We would welcome further information regarding groundwater flows through the catchment and the interaction with the SSSI. This should include the direction of flow, how groundwater feeds the site along with any recharge zones if relevant with an accompanying assessment of how the development might influence groundwater flows or levels linked to the SSSI. Consideration should be given to the features for which the SSSI is designated, and which sensitive receptors are dependent on or influenced by groundwater and surface water flows/levels and their location within the SSSI. ES Hydrology chapter 13.5.22 indicates that work is currently being undertaken to provide further information regarding groundwater to inform the design of the site.

Within the proposed 200m buffer area, a small area of land has been identified where surface water drains into the SSSI. Maintaining this area will remain an important measure to avoid hydrological impacts on the SSSI. The future land use of this area could help restore it's natural function e.g. through removing any land drains, reducing chemical inputs and providing natural vegetation cover, which would benefit the hydrology of the SSSI. We would recommend this is considered when

designing the buffer area in terms of planting etc.

The following mitigation measures are required / or the following mitigation options should be secured:

- **Sustainable Urban Drainage System (SuDS)**

There is the potential for poor water quality in surface drainage from roads, bridges and associated infrastructure to negatively impact on Sidlings Copse and College Ponds SSSI, the Bayswater Brook and subsequently protected sites further downstream such as New Marston Meadows SSSI. This could occur due to pollutants (e.g. hydrocarbons, oils, grit salts and other chemical pollutants associated with traffic, garden chemicals such as enriching fertilisers or herbicides/insecticides, household detergents etc.). Therefore it is our advice that best practice SuDS are designed in accordance with the requirements in the CIRIA SuDS Manual (C753) for this development.

Information on the long term management and maintenance (including funding) of the SuDS for the lifetime of the development should be secured via condition prior to the commencement of any works.

- **Construction Environment Management Plan (CEMP)**

Natural England advises a Construction Environmental Management Plan (CEMP) should be submitted to and approved in writing by the district ecologist/biodiversity officer that identifies the steps and procedures that will be implemented to avoid or mitigate constructional impacts on species and habitats. The CEMP should address the following impacts:
Storage of construction materials/chemicals and equipment;
Dust suppression
Chemical and/or fuel run-off from construction into nearby watercourse(s)
Waste disposal
Noise/visual/vibrational impacts
Visual screening (for SPA birds)
Measures to ensure no materials, machinery, vehicles or works will encroach on the designated site

The approved CEMP should be secured via an appropriately worded condition attached to any planning consent and shall be adhered to at all times, unless otherwise first agreed in writing with the Local Planning Authority.

- **200m Buffer**

Natural England welcome the inclusion of a buffer of 200m from the SSSI to built development. We advise that the buffer be maintained in perpetuity and we would advise that this is secured via an appropriately worded planning condition.

Other Advice

Best and Most Versatile Agricultural Land or Minerals and Waste reclamation

Based on the information provided with the planning application, it appears that the proposed development comprises approximately 92 ha of agricultural land, including 54 ha classified as 'best and most versatile' (Grades 1, 2 and 3a land in the Agricultural Land Classification (ALC) system).

Consequently, Natural England would advise that any grant of planning permission should be made subject to conditions to safeguard soil resources, including the provision of an appropriately

experienced soil specialist to advise on and supervise soil handling, including identifying when soils are dry enough to be handled. Sustainable soil management should aim to minimise risks to the ecosystem services which soils provide, through appropriate site design/masterplan/Green Infrastructure. Defra has published a [Construction Code of Practice for the Sustainable Use of Soils on Construction Sites](#) which may be helpful when setting planning conditions for development sites. It provides advice on the use and protection of soil in construction projects, including the movement and management of soil resources, which we strongly recommend is followed.

Please note that if your authority is minded to grant planning permission contrary to the advice in this letter, you are required under Section 28(1) (6) of the Wildlife and Countryside Act 1981 (as amended) to notify Natural England of the permission, the terms on which it is proposed to grant it and how, if at all, your authority has taken account of Natural England's advice. You must also allow a further period of 21 days before the operation can commence.

Further general advice on the protected species and other natural environment issues is provided at Annex A.

If you have any queries relating to the advice in this letter please contact me on [redacted]@naturalengland.org.uk.

Should the applicant wish to discuss the further information required and scope for mitigation with Natural England, we would be happy to provide advice through our [Discretionary Advice Service](#).

Please consult us again once the information requested above, has been provided.

Yours sincerely

[redacted]
Sustainable Development Lead Adviser
Thames Solent Team

APPENDIX 3 – BBOWT RESPONSE TO LNBB PLANNING APPLICATION ON SSSI



The Lodge
1 Armstrong Road
Littlemore
OXFORD
OX4 4XT

30th October 2023

██████████
South Oxfordshire District Council

By e-mail only to: planning@southoxon.gov.uk

Dear ██████████

Application Reference: P22/S4618/O

At: Land North of Bayswater Brook near Barton

Outline Planning permission for up to: 1. 1,450 new dwellings (Class C3), 2. 120 units of Assisted Living dwellings, with ancillary communal and care facilities (Class C2/C3), 3. 560 sq.m of new community use buildings (Class F2), 4. 500 sq.m of new commercial/business/service buildings/health provision (Class E), 5. 2,600 sq.m of new Primary School (Class F1), 6. Creation of areas of green infrastructure, including areas of open space, allotments, habitats, recreation facilities and public park areas,.....etc.

We have the following comments on this application. As a wildlife conservation organisation, our comments refer specifically to potential impacts on wild species and habitats which may occur as a result of the proposal.

BBOWT opposed this site allocation during the various consultation stages and the Examination in Public of the South Oxfordshire Local Plan to 2035. We objected in our first response to this application, and we continue to object to this proposed development for the reasons given below. To provide a more concise response and avoid the need for re-reading material already submitted we are not, for the most part, providing lengthy justifications for the points we make, as these were already made in our first response which can be found in the Appendix to this response. Please refer to that Appendix for detailed justification of our position. We instead set out our concerns that remain following the submission of further information:

1. Potential for serious negative impact on Sydlings Copse and College Pond SSSI/BBOWT nature reserve through recreational and hydrological impact, contrary to the South Oxfordshire Local Plan.

The South Oxfordshire Local Plan to 2035 states in:

"Policy STRAT13: Land North of Bayswater Brook: 2. Proposals to develop Land North of Bayswater Brook will be expected to deliver: vii) a development that ensures that there will be no demonstrable negative recreational, hydrological or air quality impacts on the Sydlings Copse and College Pond SSSI;"



We consider that it is not possible to satisfy this policy with a development of this scale. Whilst significant mitigation is being offered, we nevertheless consider that it will not be sufficient to comply with the above policy. We consider that with almost any amount of mitigation it is not possible to comply with the above policy whilst building a development of this scale at such proximity to the SSSI. We consider that the application should therefore be refused. In the event that the local authority is nevertheless minded to approve the application, then it is essential that all mitigation currently offered, and additional mitigation set out in this response, is enacted and maintained for the duration that the land remains developed e.g. effectively in perpetuity. Such mitigation would serve to reduce the significant impact on Sydlings Copse but we do not consider that it can serve to eliminate it.

Whilst we note and welcome that there is more mitigation, and more detail on it, provided than previously described we remain greatly concerned by the potential impact on Sydlings Copse and College Pond SSSI/BBOWT nature reserve. The matters that we consider need addressing are as follows:

- a) We consider that the habitat creation that has been offered separately from the planning application, in terms of planting around the outside of parts of Sydlings Copse/College Pond SSSI, to provide buffering and increase the size of the semi-natural habitat, needs to be set out within the planning application and included in any S106 documentation. This is for the avoidance of doubt and because we consider it is critical to the mitigation of the impact on Sydlings Copse/College Pond SSSI. It is a key principle of ecology that the larger the area of a habitat the more resilient it becomes to impact and so increasing the size of the habitat in this way can contribute to being a part of mitigating the impact.
- b) Whilst we note and welcome that wardening is now being offered we do not consider the duration to be sufficient. It is offered for 15 years whereas the impact from the development of the site will be in perpetuity. Even at the end of the lifetime of this development it is highly likely that the land will remain developed and the impact will therefore continue. We therefore consider that the payments for wardening should be on an endowment fund basis to provide wardening in perpetuity.
- c) We remain concerned that the on-site provision is not sufficient to provide the full benefits of a SANG approach to encourage people to seek wildlife-rich green space on-site rather than at Sydlings Copse/College Pond SSSI which is highly vulnerable to recreational impact. We are also greatly concerned that the majority of green space is at the western end of the development and that for residents in the central and eastern ends the closest sizeable wildlife-rich green space would be Sydlings Copse/College Pond SSSI. We consider that the best solution would be to provide a SANG quality nature reserve on the easternmost of the two sites indicated as being

retained farmland. This would be in addition to the proposals for a Gateway Nature Park, and the green space alongside Bayswater Brook.

- d) We are concerned that the retained farmland is vulnerable to future development that would be even closer to Sydlings Copse/College Pond SSSI than the current proposals. We consider that a condition or covenant approach of some kind is essential to ensure that the retained farmland cannot be developed in the future, for the protection of Sydlings Copse/College Pond SSSI. We also consider that the best outcome for Sydlings Copse/College Pond SSSI would be for the westernmost of the two areas of retained farmland to be planted as woodland, providing buffering to Sydlings Copse/College Pond SSSI, and reducing the chances of recreational impact from people walking to the site using arable field margins. In our experience with other places around Sydlings Copse even when signed as no access and private land people still walk around the edge of the field. As we indicated in our previous response there may be some areas not suitable for woodland due to archaeological interest but where possible we consider that woodland would be the best habitat here.
- e) Whilst we note and welcome the detail provided in relation to the footpath through College Pond, and signage, steps, fencing etc. in and around Sydlings Copse/College Pond SSSI we consider that further discussions are still needed so that any S106 documentation gives more assurance and detail on the exact specifications.
- f) We set out in our first response below the need for a formal data-driven recreational impact assessment. We said it should assess in a quantitative way potential future levels of recreational use of the SSSI after the full occupation of the proposed development. It should also set out a full set of mitigation measures to reduce that impact, a programme of long-term monitoring, and a binding commitment to deliver further measures if recreational levels do impact on the SSSI.
- g) In relation to hydrology we note the submission of an update on hydrology. We set out in our first response below i) the need for an on-going hydrology monitoring programme to ensure that if any impact on Sydlings Copse/College Pond SSSI that may relate to the development occurs then it can be identified; and ii) the need for an in-perpetuity commitment ensured by condition that requires any hydrological impacts (water quality or water quantity) that are identified in (i) to be rectified. It is not clear to us that these have been offered and we still consider these to be needed.

2. Negative impact on on-site priority habitats

We have reviewed the updated Chapter 7 of the Environmental Statement but could not find material that addressed the matters we raised in our original response below about the irreplaceable habitat, lowland fen. We therefore maintain our position on this matter.

We note and welcome that the metric now records the presence of lowland mixed deciduous woodland. We continue to maintain the case that loss of this priority habitat should be avoided.

3. **The need for the delivery of in perpetuity provision and management of mitigation and compensation habitats, and all habitats that contribute to a net gain in biodiversity**

We note and welcome the work that has gone into this as indicated in section 6 of the Ecology Management and Enhancement Strategy. If the authority is minded to approve this application despite our concerns then we ask that a combination of conditions and further negotiations are used to ensure that a genuinely permanent solution to the in perpetuity management of habitat on the site is achieved.

4. **Negative impact on UK priority species including breeding and wintering birds**

We have reviewed the relevant parts of the revised Chapter 7 of the Environmental Statement. We could not find evidence of our comments in our first response (see below in Appendix 1 section 4) having been addressed so we stand by those comments.

5. **The need for the provision of a nature reserve within the on-site Green Infrastructure**

We set out above the importance of some of the on-site green space being a nature reserve. We note and welcome the work that has gone into the Gateway Nature Park. In the event that the authority is minded to approve this application despite our concerns then we consider it important that the name of Gateway Nature Park is carried through into reality and that nature has the priority that the name suggests it should in the creation and long-term management of the area. We also ask that wildlife habitat is a key outcome too of other green spaces in the plans. We still remain of the opinion that further on-site wildlife-rich habitat is needed as set out in section 1(c) of this response and we refer you to that section for further details on that.

6. **Loss of hedgerow priority habitat**

We welcome the information provided on management in pages 15 to 16 of the Biodiversity Enhancement and Management Plan and for the avoidance of doubt ask that this be conditioned if the authority is minded to approve the application despite our concerns.

Unless we have missed it, we could not find evidence of a 10m buffer for hedgerows and we ask that this is provided as set out in our first response.

7. **Net gain in biodiversity**

- a) We note and welcome that the metric now records the presence of lowland mixed deciduous woodland.
- b) The metric still includes the creation of large areas of long grass/tussock mix. We therefore stand by our concerns on this point set out in length in the Appendix below in section 7.
- c) The site includes 0.2014 ha of lowland fen. As lowland fen is an irreplaceable habitat then it needs to be recorded in the irreplaceable habitats tab in the metric.
- d) We consider it important that maps of post-development habitats as well as the baseline are included in the BNG report. We asked for this below in Appendix 1 section

We note and welcome that the metric now records the presence of lowland mixed deciduous woodland. We continue to maintain the case that loss of this priority habitat should be avoided.

3. **The need for the delivery of in perpetuity provision and management of mitigation and compensation habitats, and all habitats that contribute to a net gain in biodiversity**

We note and welcome the work that has gone into this as indicated in section 6 of the Ecology Management and Enhancement Strategy. If the authority is minded to approve this application despite our concerns then we ask that a combination of conditions and further negotiations are used to ensure that a genuinely permanent solution to the in perpetuity management of habitat on the site is achieved.

4. **Negative impact on UK priority species including breeding and wintering birds**

We have reviewed the relevant parts of the revised Chapter 7 of the Environmental Statement. We could not find evidence of our comments in our first response (see below in Appendix 1 section 4) having been addressed so we stand by those comments.

5. **The need for the provision of a nature reserve within the on-site Green Infrastructure**

We set out above the importance of some of the on-site green space being a nature reserve. We note and welcome the work that has gone into the Gateway Nature Park. In the event that the authority is minded to approve this application despite our concerns then we consider it important that the name of Gateway Nature Park is carried through into reality and that nature has the priority that the name suggests it should in the creation and long-term management of the area. We also ask that wildlife habitat is a key outcome too of other green spaces in the plans. We still remain of the opinion that further on-site wildlife-rich habitat is needed as set out in section 1(c) of this response and we refer you to that section for further details on that.

6. **Loss of hedgerow priority habitat**

We welcome the information provided on management in pages 15 to 16 of the Biodiversity Enhancement and Management Plan and for the avoidance of doubt ask that this be conditioned if the authority is minded to approve the application despite our concerns.

Unless we have missed it, we could not find evidence of a 10m buffer for hedgerows and we ask that this is provided as set out in our first response.

7. **Net gain in biodiversity**

- a) We note and welcome that the metric now records the presence of lowland mixed deciduous woodland.
- b) The metric still includes the creation of large areas of long grass/tussock mix. We therefore stand by our concerns on this point set out in length in the Appendix below in section 7.
- c) The site includes 0.2014 ha of lowland fen. As lowland fen is an irreplaceable habitat then it needs to be recorded in the irreplaceable habitats tab in the metric.
- d) We consider it important that maps of post-development habitats as well as the baseline are included in the BNG report. We asked for this below in Appendix 1 section

At: Land North of Bayswater Brook near Barton

Outline Planning permission for up to: 1. 1,450 new dwellings (Class C3), 2. 120 units of Assisted Living dwellings, with ancillary communal and care facilities (Class C2/C3), 3. 560 sq.m of new community use buildings (Class F2), 4. 500 sq.m of new commercial/business/service buildings/health provision (Class E), 5. 2,600 sq.m of new Primary School (Class F1), 6. Creation of areas of green infrastructure, including areas of open space, allotments, habitats, recreation facilities and public park areas,.....etc.

We have the following comments on this application. As a wildlife conservation organisation, our comments refer specifically to potential impacts on wild species and habitats which may occur as a result of the proposal. We set out in more detail below why we are objecting to this proposal. Much of the text is justification for the position we are taking. For clarity, any specific recommendations etc. made are in bold text.

BBOWT opposed this site allocation during the various consultation stages and the Examination in Public of the South Oxfordshire Local Plan to 2035. We strongly object to this proposed development for the reasons given below:

1. Potential for serious negative impact on Sydlings Copse SSSI/BBOWT nature reserve through recreational and hydrological impact, contrary to the South Oxfordshire Local Plan.

The South Oxfordshire Local Plan to 2035 states in:

"Policy STRAT13: Land North of Bayswater Brook: 2. Proposals to develop Land North of Bayswater Brook will be expected to deliver: vii) a development that ensures that there will be no demonstrable negative recreational, hydrological or air quality impacts on the Sidling's Copse and College Pond SSSI;"

We consider that it is not possible to satisfy this policy with a development of this scale. Whilst significant mitigation is being offered, we nevertheless consider that it will not be sufficient to comply with the above policy. We consider that with almost any amount of mitigation it is not possible to comply with the above policy whilst building a development of this scale at such proximity to the SSSI. We consider that the application should therefore be refused. In the event that the local authority is nevertheless minded to approve the application, then it is essential that all mitigation currently offered, and additional mitigation set out in this response, is enacted and maintained for the duration that the land remains developed e.g. effectively in perpetuity. Such mitigation would serve to reduce the significant impact on Sydlings Copse but we do not consider that it can serve to eliminate it.

The site boundary is immediately adjacent to Sidling's Copse and College Pond SSSI (also known as Sydlings Copse) which is within the Oxford Heights East Conservation Target Area (CTA). Although the section of the site adjacent to the SSSI is not proposed for development, the developed parts of the site are nevertheless in close proximity to the SSSI. Sidling's Copse

APPENDIX 4 - COLLABORATION WITH LnBB DEVELOPERS

Pre-Meetings before Local Plan Examination on LnBB Proposals

- 22nd February '17 7 pm – Meeting Elsfield - re proposals for 'Lower Elsfield'
- 2nd May '17 – 6.30 pm – Meeting Barton Neighbourhood Centre – Wick Farm and Lower Elsfield as potential strategic sites in the Local Plan
- 5th May '17 5.30 pm – Meeting Barton Neighbourhood Centre with Harry Aubrey-Fletcher – Wick Farm

Workshops, meetings and Webinars with LnBB Developers from January 2021

- Wednesday 27 January '21, 6-7 pm: Kick-off event – an explanation of the process and a chance to meet the team
- Tuesday 2 February '21, 6-8.30 pm: Masterplan issues and constraints – including environmental, transport and infrastructure, water management, heritage and utilities
- Thursday 4 February '21, 6-7.45 pm : Transport
- Monday 8 February '21, 6-7.45 pm: Community facilities and integration with Barton
- Friday 15th October '21 6.00-7.30 pm- Revised masterplan for the site, transport modelling, hydrology and the local centre
- Thurs 3 March 22 - 18:00 – 19:30 – Developers presentation and Q&A
- 14th June '22 7 pm - Parish Meeting Beckley Village Hall with developers – transport and roads – over 50 attendees
- 14th July '22 6-8 pm – Webinar masterplan

Exhibitions

- Saturday 11th September '21 10- 4 pm - History and Heritage Day at Wick Farm – discuss with experts and planners - history and plans for Wick Farm
- Sat 12th March 22 11:30 – 15:30 - Barton Neighbourhood Centre – exhibition plans & discussion of mitigation needs with developers
- 6th July '22 – Barton Neighbourhood Centre – exhibition updated plans & discussion of mitigation needs with developers

Written Feedback to Developers and Consultations

- 31st March '22 – Formal feedback to developers on - Masterplan, Vision, Housing Numbers and Density, The Green Belt, Transport, SSSI, Flooding, Heritage, Health, Wick Farm Commercial Centre,
- 31st July '22 – Formal feedback to developers on – Masterplan, Transport, SSSI, Ecology and Habitats

Beckley and Stowood Parish Council attendance by Developers

- Oct '22 - Developers attended PC meeting regarding Neighbourhood Plan
- Nov '22 – Developers attended PC meeting regarding Neighbourhood Plan
- Dec '22 - Developers attended PC meeting regarding Neighbourhood Plan
- Jan '23 - Developers attended PC meeting regarding Neighbourhood Plan
- Feb '23 - Developers attended PC meeting regarding Neighbourhood Plan

Despite these meetings no concerns have been addressed by the developers to date.

APPENDIX 5 – LITIGATION LETTER DEVELOPERS LNB



25 October 2023

Dear Councillor Bearder

Land North of Bayswater Brook - creating timetable certainty

We are writing to provide an update on the planning applications for new homes and community infrastructure on Land North of Bayswater Brook, which, despite the best efforts of all parties, we will now be appealing.

As you will be aware, since the site was allocated for homes and community facilities in 2020, Dorchester Residential Management and Christ Church have been consulting with your officers, the community and technical stakeholders to inform and develop the plans which were submitted in December 2022.

In line with policy, half of the proposed 1,450 homes will be Affordable, including a mix of social rent and affordable rent tenures, to meet the urgent need in Oxford and Oxfordshire. The proposals also include 120 assisted living homes (half of which will also be Affordable), a new primary school, 57 hectares of 'green and blue' infrastructure, recreational spaces and routes, community and local facilities, and enhanced habitats and wildlife areas which create in excess of 10% net gain in biodiversity.

The partners, Dorchester Residential Management and Christ Church, have worked together with your officers and those from Oxford City Council and Oxfordshire County Council and have signed a number of Planning Performance Agreements to ensure the applications could be determined as soon as practically possible. However, the statutory determination period of 16 weeks has not been achieved and, despite best efforts on all sides, including the meetings and correspondence held in August and September of this year, it is clear that the applications will not be determined in the coming months.

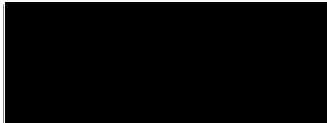
To secure certainty of timetable, Dorchester Residential Management and Christ Church will now lodge an appeal of the applications with the Planning Inspectorate on the Tuesday 31st October for the South Oxfordshire applications and Friday 3rd November for applications made to Oxford City Council. This was a very difficult decision as we have worked collaboratively with officers and stakeholders and had hoped to secure a local determination for the applications. With this in mind, we will be submitting duplicate applications in the coming weeks to allow these applications to be taken forward for consideration by your planning committees.



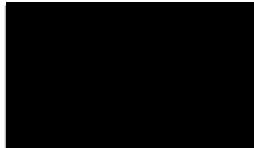
Despite the difficult decision to appeal, the partners will continue to work with the community over the next few months and discuss any future planning applications with them.

We would welcome the opportunity to discuss the proposals with you and are happy to answer any question you may have.

Yours sincerely,



Christ Church



Dorchester Residential Management

cc: [Redacted]

APPENDIX 4 - COLLABORATION WITH LnBB DEVELOPERS

Pre-Meetings before Local Plan Examination on LnBB Proposals

- 22nd February '17 7 pm – Meeting Elsfield - re proposals for 'Lower Elsfield'
- 2nd May '17 – 6.30 pm – Meeting Barton Neighbourhood Centre – Wick Farm and Lower Elsfield as potential strategic sites in the Local Plan
- 5th May '17 5.30 pm – Meeting Barton Neighbourhood Centre with Harry Aubrey-Fletcher – Wick Farm

Workshops, meetings and Webinars with LnBB Developers from January 2021

- Wednesday 27 January '21, 6-7 pm: Kick-off event – an explanation of the process and a chance to meet the team
- Tuesday 2 February '21, 6-8.30 pm: Masterplan issues and constraints – including environmental, transport and infrastructure, water management, heritage and utilities
- Thursday 4 February '21, 6-7.45 pm : Transport
- Monday 8 February '21, 6-7.45 pm: Community facilities and integration with Barton
- Friday 15th October '21 6.00-7.30 pm- Revised masterplan for the site, transport modelling, hydrology and the local centre
- Thurs 3 March 22 - 18:00 – 19:30 – Developers presentation and Q&A
- 14th June '22 7 pm - Parish Meeting Beckley Village Hall with developers – transport and roads – over 50 attendees
- 14th July '22 6-8 pm – Webinar masterplan

Exhibitions

- Saturday 11th September '21 10- 4 pm - History and Heritage Day at Wick Farm – discuss with experts and planners - history and plans for Wick Farm
- Sat 12th March 22 11:30 – 15:30 - Barton Neighbourhood Centre – exhibition plans & discussion of mitigation needs with developers
- 6th July '22 – Barton Neighbourhood Centre – exhibition updated plans & discussion of mitigation needs with developers

Written Feedback to Developers and Consultations

- 31st March '22 – Formal feedback to developers on - Masterplan, Vision, Housing Numbers and Density, The Green Belt, Transport, SSSI, Flooding, Heritage, Health, Wick Farm Commercial Centre,
- 31st July '22 – Formal feedback to developers on – Masterplan, Transport, SSSI, Ecology and Habitats

Beckley and Stowood Parish Council attendance by Developers

- Oct '22 - Developers attended PC meeting regarding Neighbourhood Plan
- Nov '22 – Developers attended PC meeting regarding Neighbourhood Plan
- Dec '22 - Developers attended PC meeting regarding Neighbourhood Plan
- Jan '23 - Developers attended PC meeting regarding Neighbourhood Plan
- Feb '23 - Developers attended PC meeting regarding Neighbourhood Plan

Despite these meetings no concerns have been addressed by the developers to date.

Response 18

Response ID BHLF-NN8H-K9BR-M

Submitted to Beckley and Stowood Neighbourhood Plan: Consultation on Significant Modifications
Submitted on 2024-03-01 16:33:45

Part A - Personal Details

1 Are you completing this form as an:

Individual

2 Please provide your contact details below.

Title:
Reverend

Name:
Hugh Lee

Job title (if relevant):
Associate Priest, Beckley, Forest Hill, Horton-cum-Studley and Stanton St John

Organisation (if relevant):

Organisation representing (if relevant):

Address line 1:

[REDACTED]

Address line 2:

[REDACTED]

Address line 3:

Postal town:

Post code:

[REDACTED]

Telephone number:

[REDACTED]

Email:

[REDACTED]

Part B - Your comments

3 Please provide your comments below.

Your Comments:

Dear SODC,

Here is my response to this consultation

1. The mitigation policies are of no value

This is untrue: the mitigation policies do add value. The community near the development of Land North of Bayswater Brook are among the 20% most deprived communities in the country and certainly one of the most deprived and in terms of health in Oxfordshire. A number of the mitigation policies aim to protect the health and wellbeing of these local communities whose health is likely to worsen from the development. The policies in the Local Plan do not cover this. We have the fragile and important SSSI of Sydlings Copse and College Pond in our parish and other mitigation policies will give them further protection, along with the local countryside and our concerns about traffic. The mitigation policies add a layer of detail and local knowledge to the Local Plan policies.

2. The mitigation policies do not support the delivery of LNBB

This is untrue: the mitigation policies –

- add further local detail to complement the Local Plan policies
- do not hinder delivery or deliverability
- attempt to protect local residents, wildlife, the fragile SSSI and countryside

3. The policies have not been promoted in a collaborative fashion – with developer

This is not the case. The Neighbourhood Planning Team and many local residents had a large number of meetings with the developers and their agents at which we expressed our concerns, but our concerns have not been addressed.

4. In any event there is no evidence that the contents of Policy STRAT 13 will not be properly implemented and its various principles will be incorporated into the eventual development

The SODC Planning Officers are under legal threat from the developers. They are very unlikely to add much needed detail to existing policies.

5. Although the mitigation policies were developed in consultation with neighbouring parish councils, the approach taken has been pursued in isolation from other parishes which are affected by the strategic site (Elsfield, Forest Hill with Shotover and Stanton St Johns) and are not developing complementary policies. It would be unreasonable for a specific policy approach to be identified in part of a wider strategic development site where no other equivalent complementary policies are being pursued elsewhere

All the local parishes and concerned individuals have been working together for many years on this development, as there is such local concern about its impact. Only Beckley and Stowood parish has residents and housing which will be surrounded by the development. Stanton St John Parish Council is developing a Neighbourhood Plan, but this is at a later stage. The other parishes do not want to.

Yours faithfully,

Hugh Lee

The Revd Hugh Lee

Associate Priest, Beckley, Forest Hill, Horton-cum-Studley and Stanton St John

[REDACTED]

[REDACTED]

Tel: [REDACTED]

Mobile: [REDACTED]

You can upload supporting evidence here:

No file uploaded

4 If appropriate, you can set out what change(s) you consider necessary to make the plan able to proceed below.

What changes do you consider necessary for the plan to meet the basic conditions?:

You can upload supporting evidence here:

No file uploaded

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

[REDACTED]

Finally...

12 How did you find out about the Beckley and Stowood Neighbourhood Plan consultation? Please tick all that apply.

[REDACTED]