


# Woodcote Neighbourhood Plan - publicity period

## Response 1

### Respondent Details

Information	
<b>Respondent Number:</b> 1	<b>Respondent ID:</b> 181809477
<b>Date Started:</b> 31/12/2021 12:49:57	<b>Date Ended:</b> 31/12/2021 12:56:57
<b>Time Taken:</b> 7 minutes	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Individual

### Your comments

<p>Q2. You can provide your comments on the Woodcote Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>As a resident of Woodcote, I have carefully read through this very detailed updated neighbourhood plan. I fully endorse all the policies and proposed development plans put forward as I think these will enable a viable and sustainable future for the village and its residents.</p>

### Public examination

<p>Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Woodcote Neighbourhood Plan:</p>
No, I do not request a public examination

### Your details and future contact preferences



# Response 2

## Respondent Details

Information	
<b>Respondent Number:</b> 2	<b>Respondent ID:</b> 181976600
<b>Date Started:</b> 05/01/2022 13:48:03	<b>Date Ended:</b> 05/01/2022 13:51:10
<b>Time Taken:</b> 3 minutes 7 seconds [REDACTED]	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:

Individual

## Your comments

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

I broadly agree with the new neighbourhood plan for Woodcote.  
However I certainly do not agree that 115 homes should be added to the 76 new homes already in the existing plan.  
Furthermore, I consider that 53 new homes is too many for the good of this village of Woodcote.

## Public examination

Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Woodcote Neighbourhood Plan:

Yes, I request a public examination

## Public examination

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


The contentious matter of the number of new homes to be added should be aired in public, with the differing views openly expressed, prior to coming to a decision.

## Your details and future contact preferences



# Response 3

## Respondent Details

Information	
<b>Respondent Number:</b> 3	<b>Respondent ID:</b> 182013136
<b>Date Started:</b> 06/01/2022 08:50:44	<b>Date Ended:</b> 06/01/2022 09:07:41
<b>Time Taken:</b> 16 minutes 57 seconds	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:

Individual

## Your comments

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

I fully support the revised Woodcote Neighbourhood plan.

In particular, I support the sites identified for development, and believe that no further development should be permitted for the following reasons:


1. Woodcote is a small village, in an area of Outstanding Natural Beauty and should keep its village characteristics. Further development would spoil the rural nature of the village.
2. The village infrastructure will not support any further expansion.
3. There is very limited employment in the village, therefore any increase in the working population will lead additional car journeys. In my opinion it would be better to build houses where there is employment. This is the only sensible way to limit environmental pollution - whether from fossil fuels or from electricity generation.

Speeding through the village is a major problem. It is becoming very dangerous to cross the Goring Road now, with daily average speeds around 35 to 36 miles per hour, however, this does not give the whole picture as a large number of vehicles are actually travelling at between 45 and 65 mph or more. I have daily data to prove this.

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

There MUST be some form of speed control (not speed limit changes) to lower the speed of traffic through the village. This is now becoming very dangerous and there have been several very near accidents recently, particularly following the lockdowns.

Q5. You can upload supporting evidence here.

- File: carspeed\_master.pdf - 

## Public examination



## Speeding in Goring Road

A great deal of concern has long been voiced regarding the speed of traffic generally in Goring Road, Woodcote.

Prior to lockdown, it was very noticeable that whenever the Camera Van was present outside Hatt's Yard, speeds were reduced, but when it moved on, vehicle speeds very quickly returned to "normal". I believe that the occasional speed trap is fairly ineffective as the van can be very easily seen from a distance, which gives artificially low results.

The situation seems to have worsened considerably since the end of the recent lock-downs with a marked increase in overall average speed.

In order to try to establish some facts, I have set up my own "speed trap" based upon a Raspberry PI computer – if you are interested to see a bit more about it and about the technicalities of how it works, the basic details are here (I have made a couple of minor modifications to mine, but it is largely the same as this one):

<https://www.hackster.io/hodgestk/traffic-camera-9d3739>

I estimate that the average speed, based on my daily charts (between about 8:15am and 4:30pm) of around 50% of the traffic is well in excess of 33 mph!

In order to eliminate as much false data as possible, I have set arbitrary limits of 20mph to 65mph for the chart, although I suspect that a few cars actually exceed 65 mph!

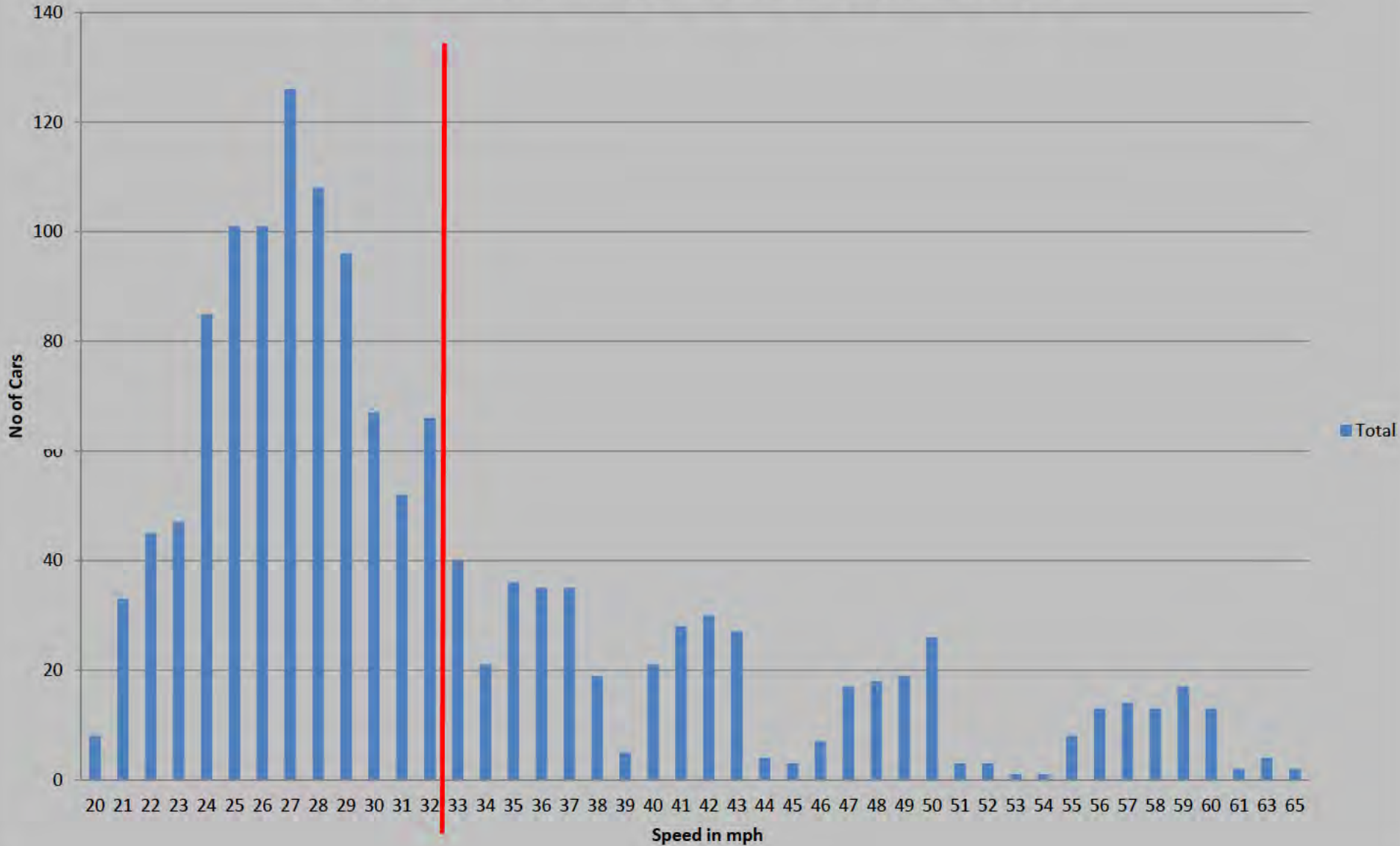
The reason for setting the limits is that if cars "cross", i.e. you get more than one car in the trap, either travelling in series or in opposite directions, then it understandably gives a false excessively high reading.

I have drawn a red line at 33 mph which allows a margin of 10% over the speed limit.

I am not claiming that the device is super-accurate, but I think it is good enough to confirm our view of just how many cars are exceeding the speed limit, some of them dangerously so. (As a quick guide to the calibration, the school buses passing at around 3:15pm generally register between 22mph and 36mph). During the morning and afternoon rush-hour the "30" speed sign outside Bouchier Fencing is virtually constantly lit.

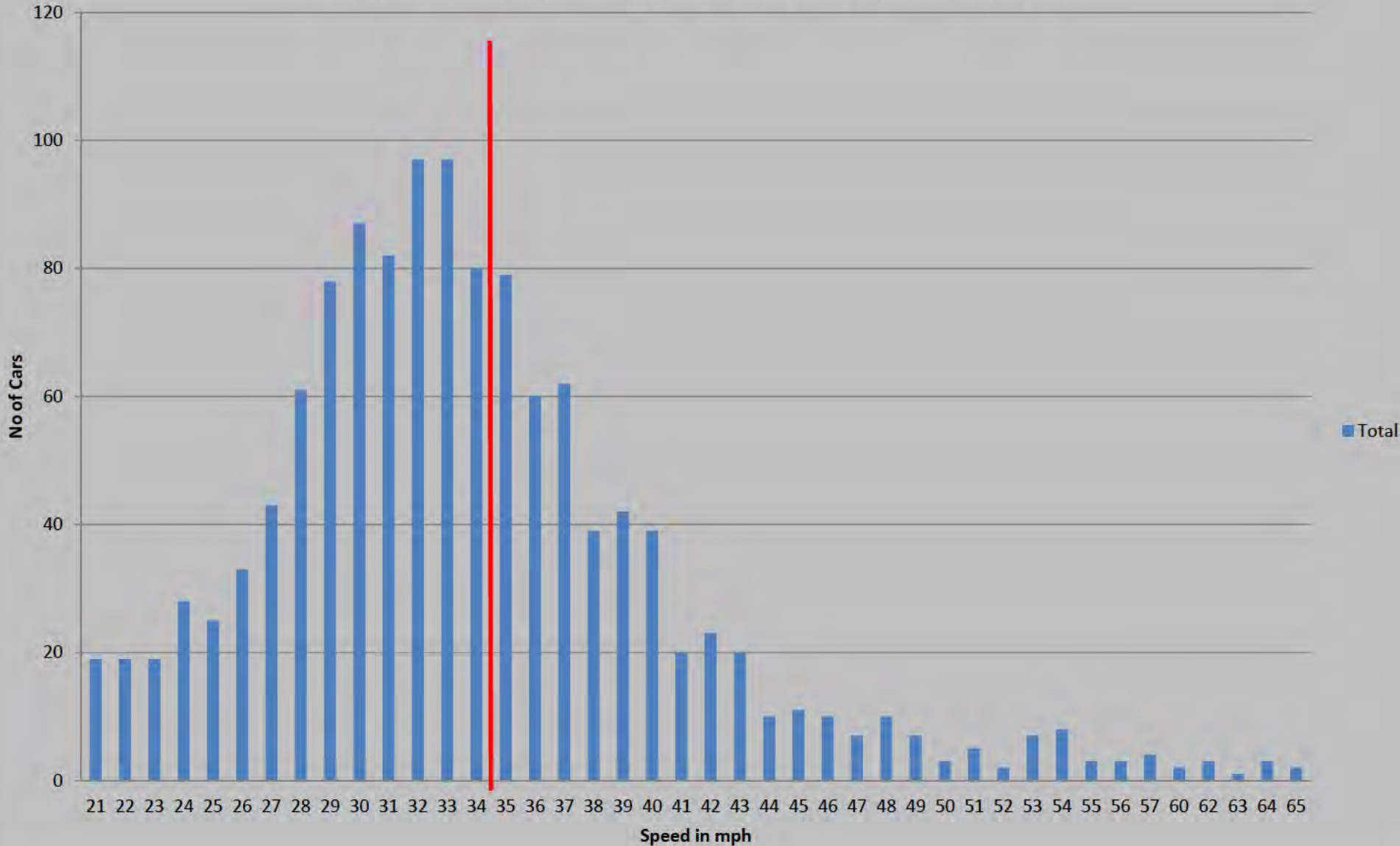
**If my findings are correct, then there should be a real cause for concern that sooner or later there will be a fatal accident due to excessive speed.**

### Car Speeds in Goring Road on 18th October 2021

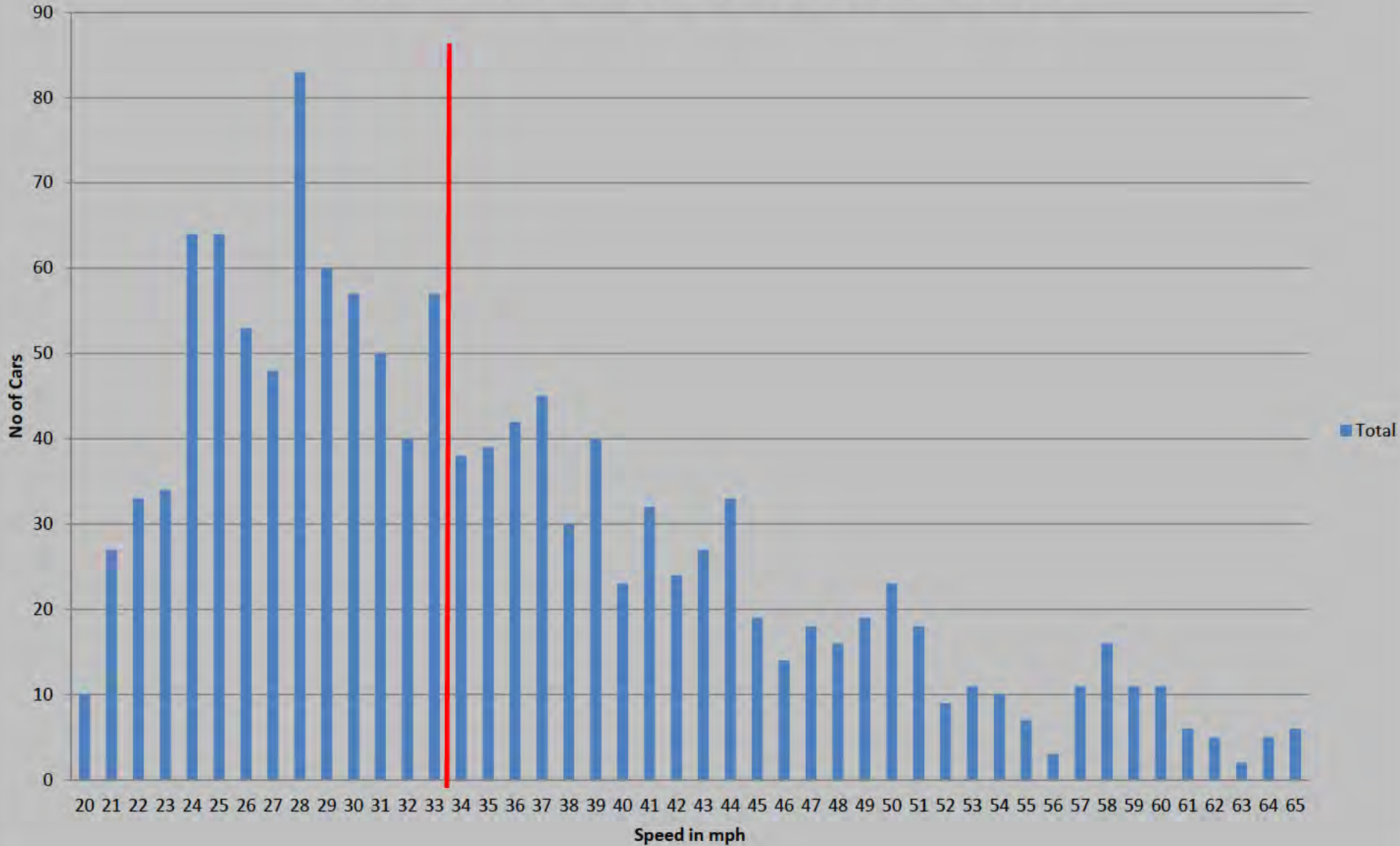




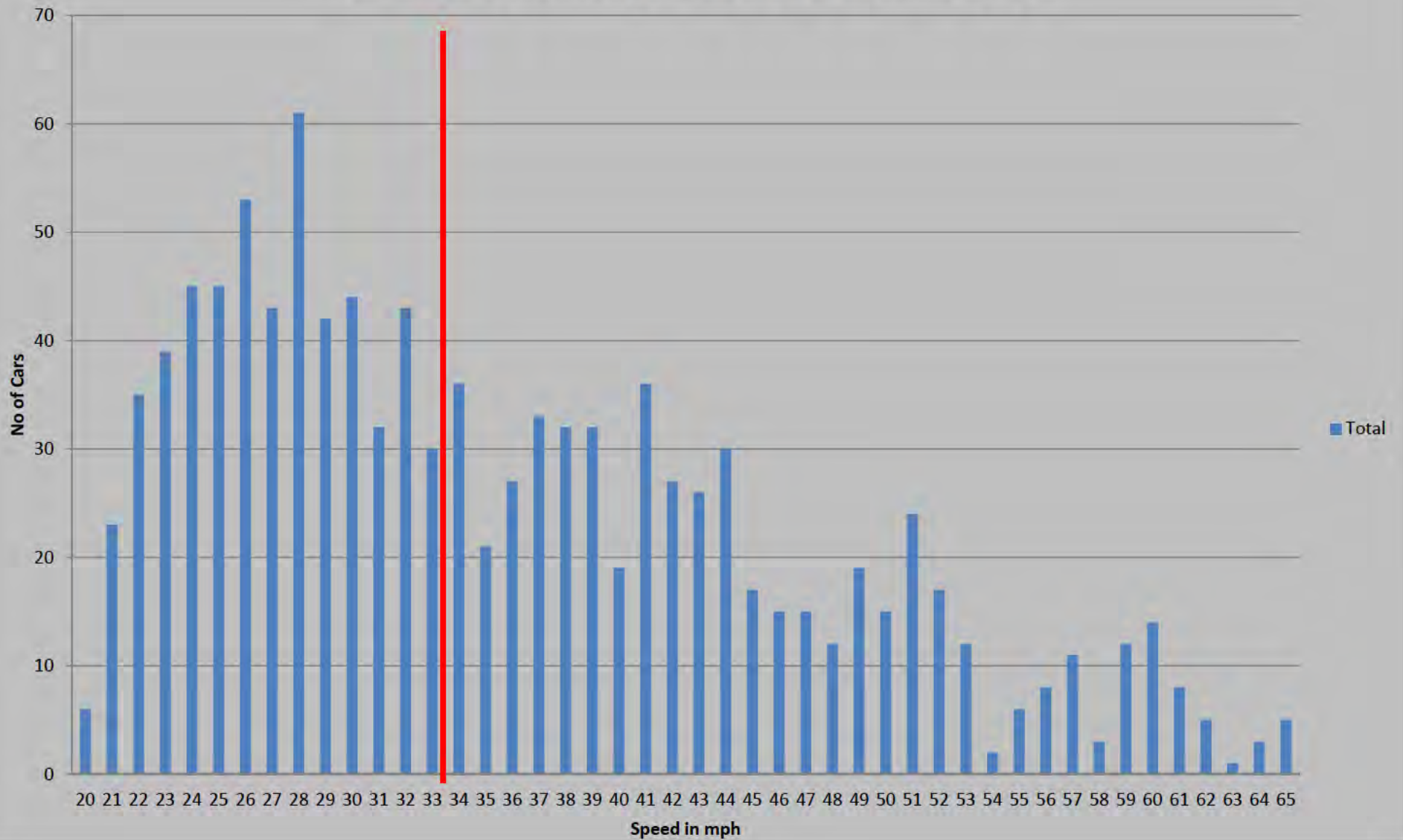
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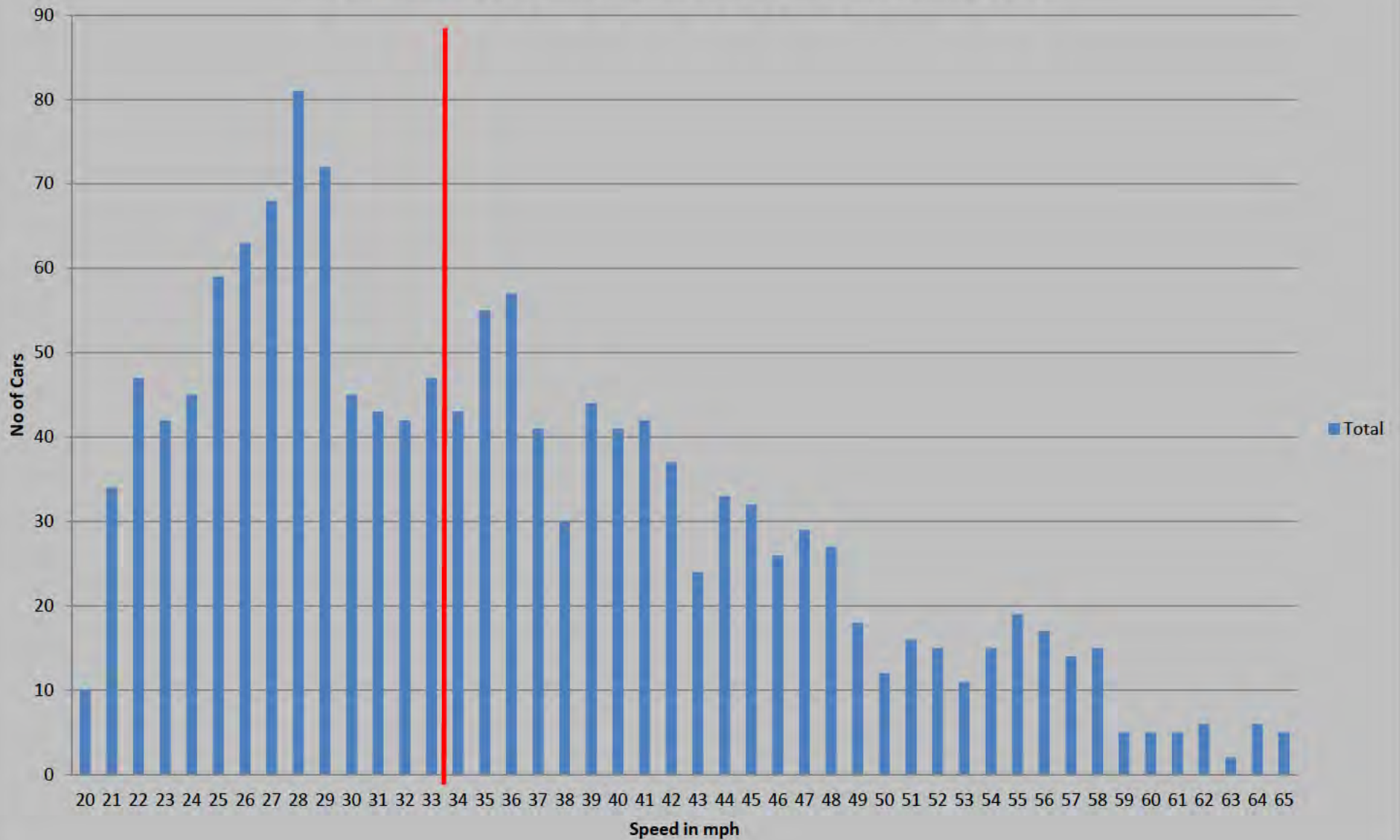
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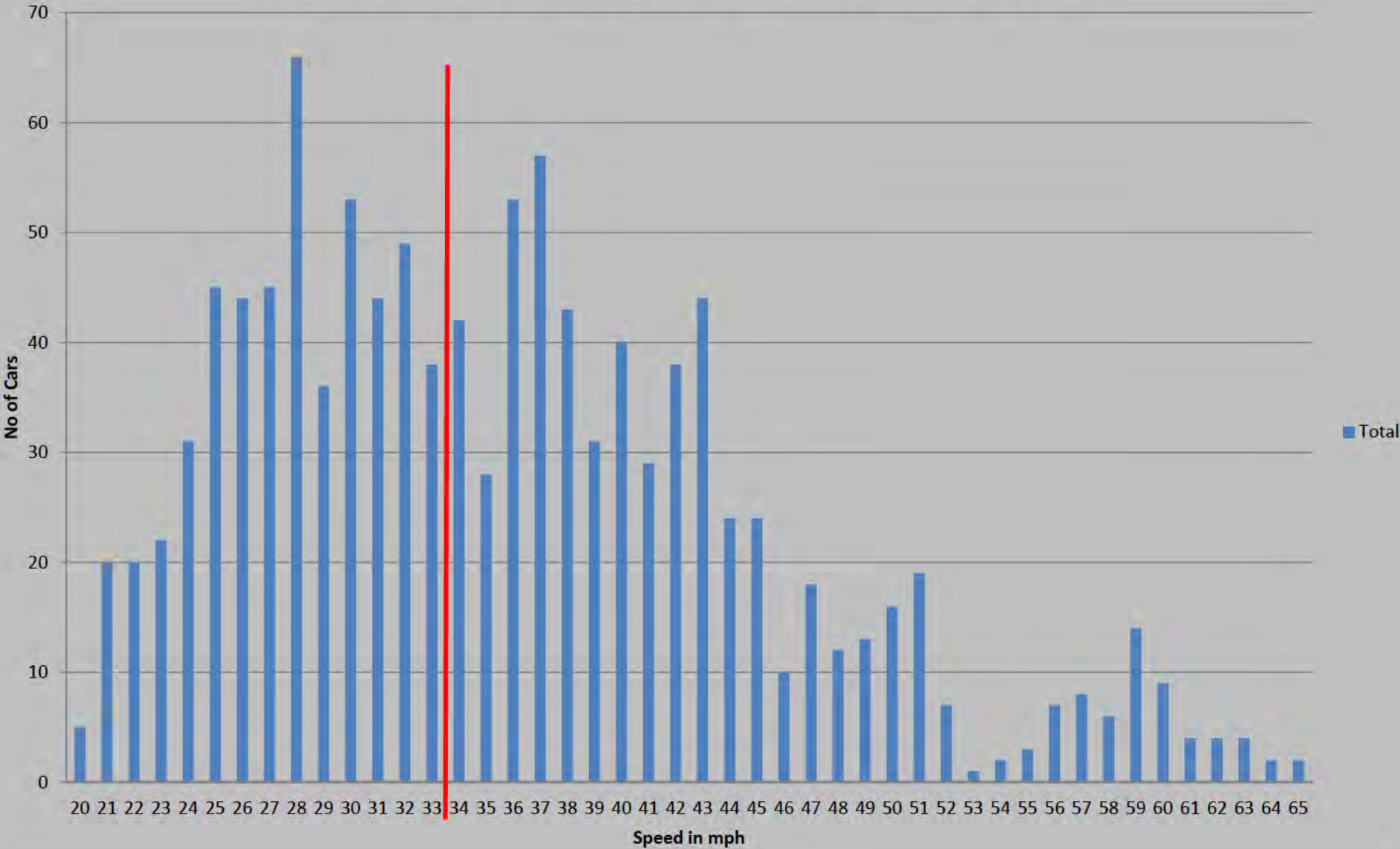
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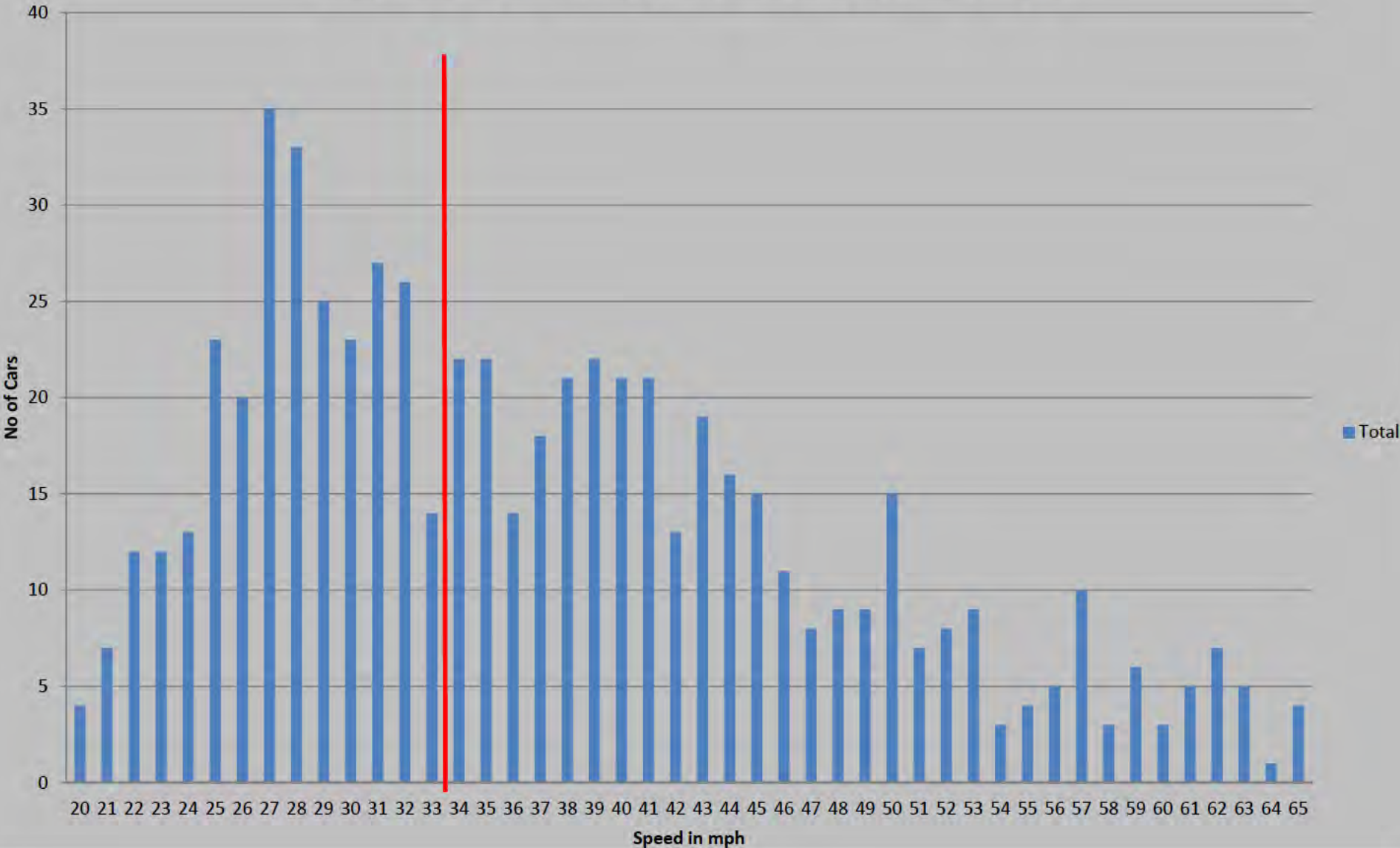
## Car Speeds in Goring Road on 22nd October 2021



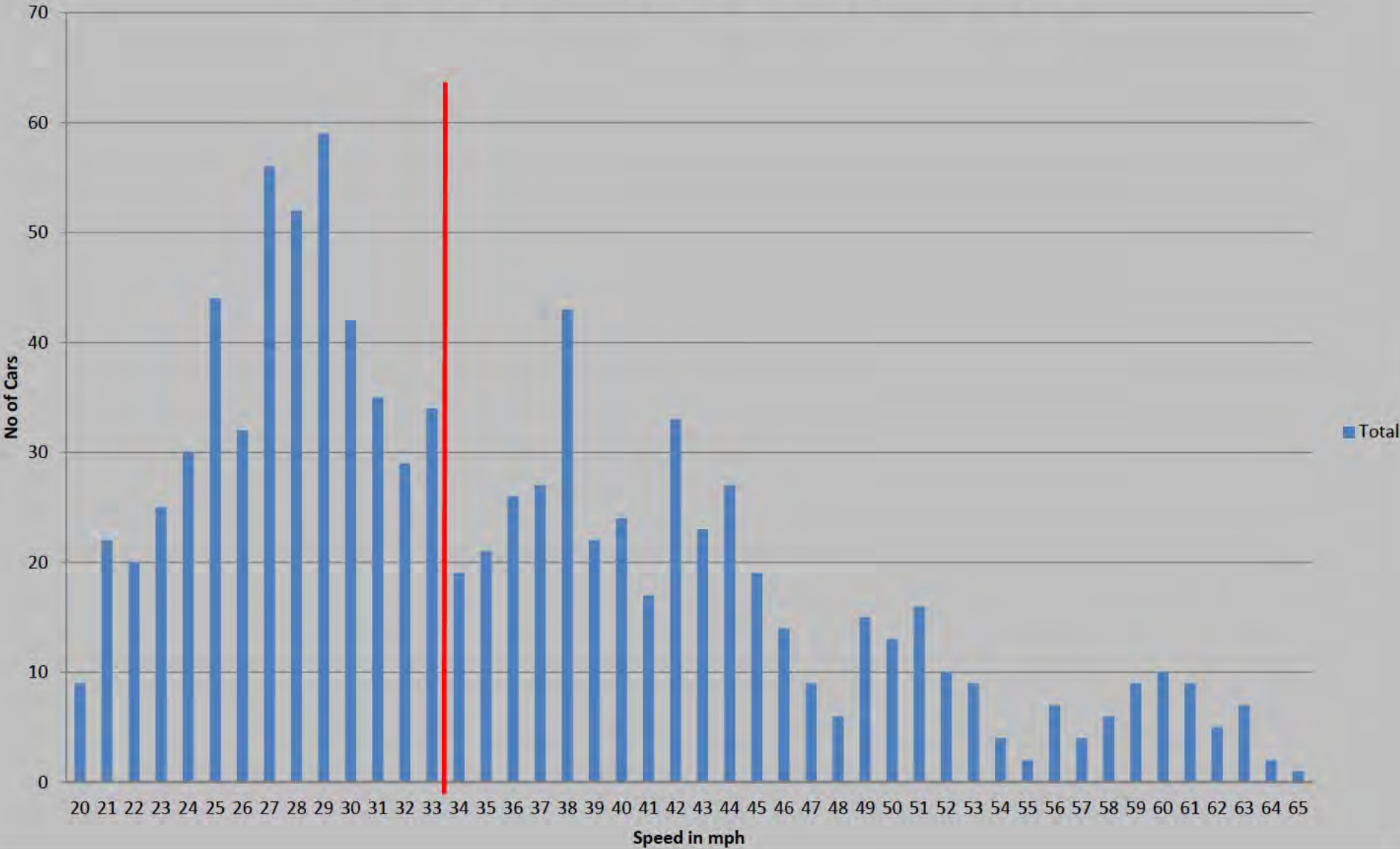
### Car Speeds in Goring Road on 23rd October 2021



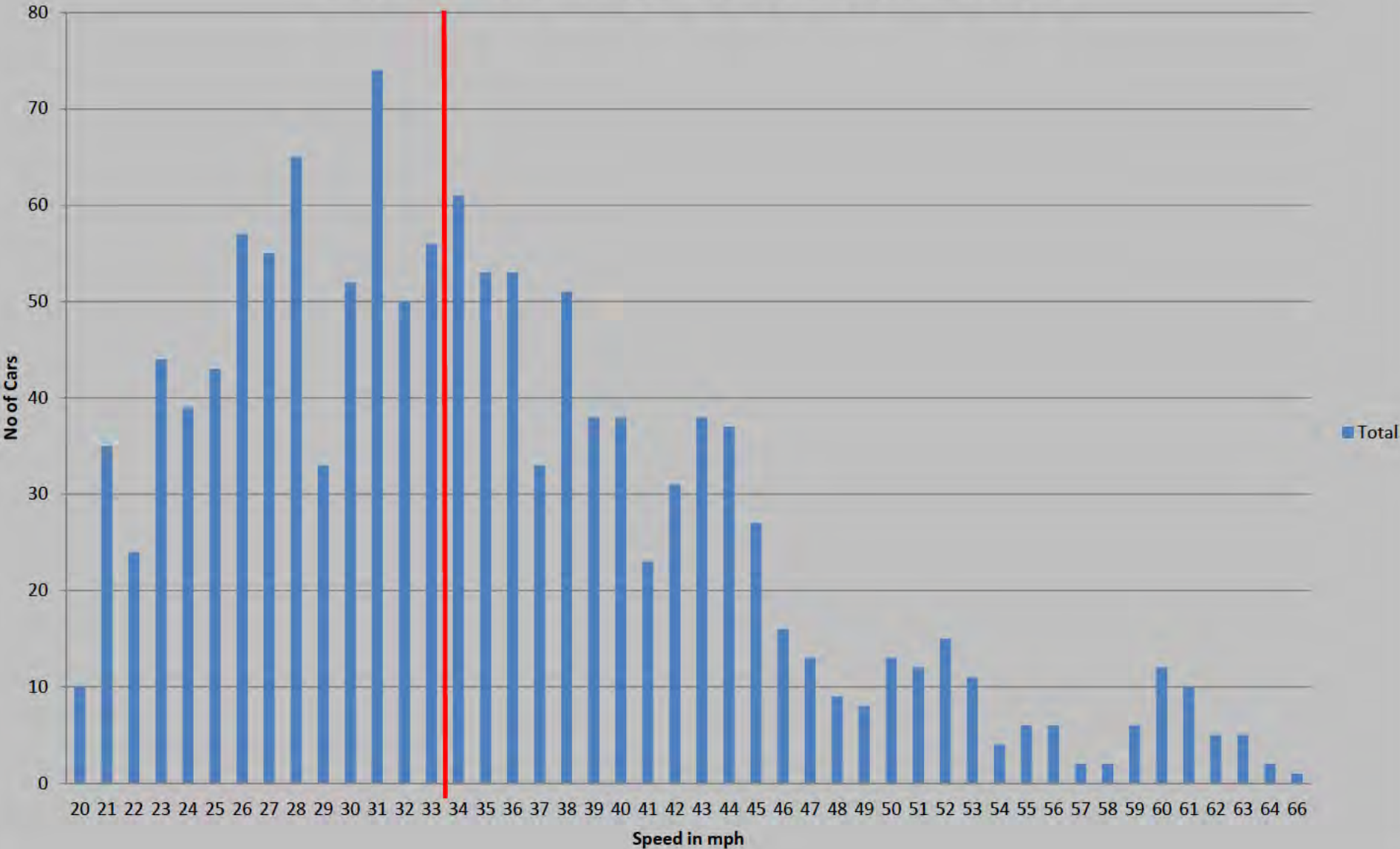
### Car Speeds in Goring Road on 24th October 2021



### Car Speeds in Goring Road on 25th October 2021

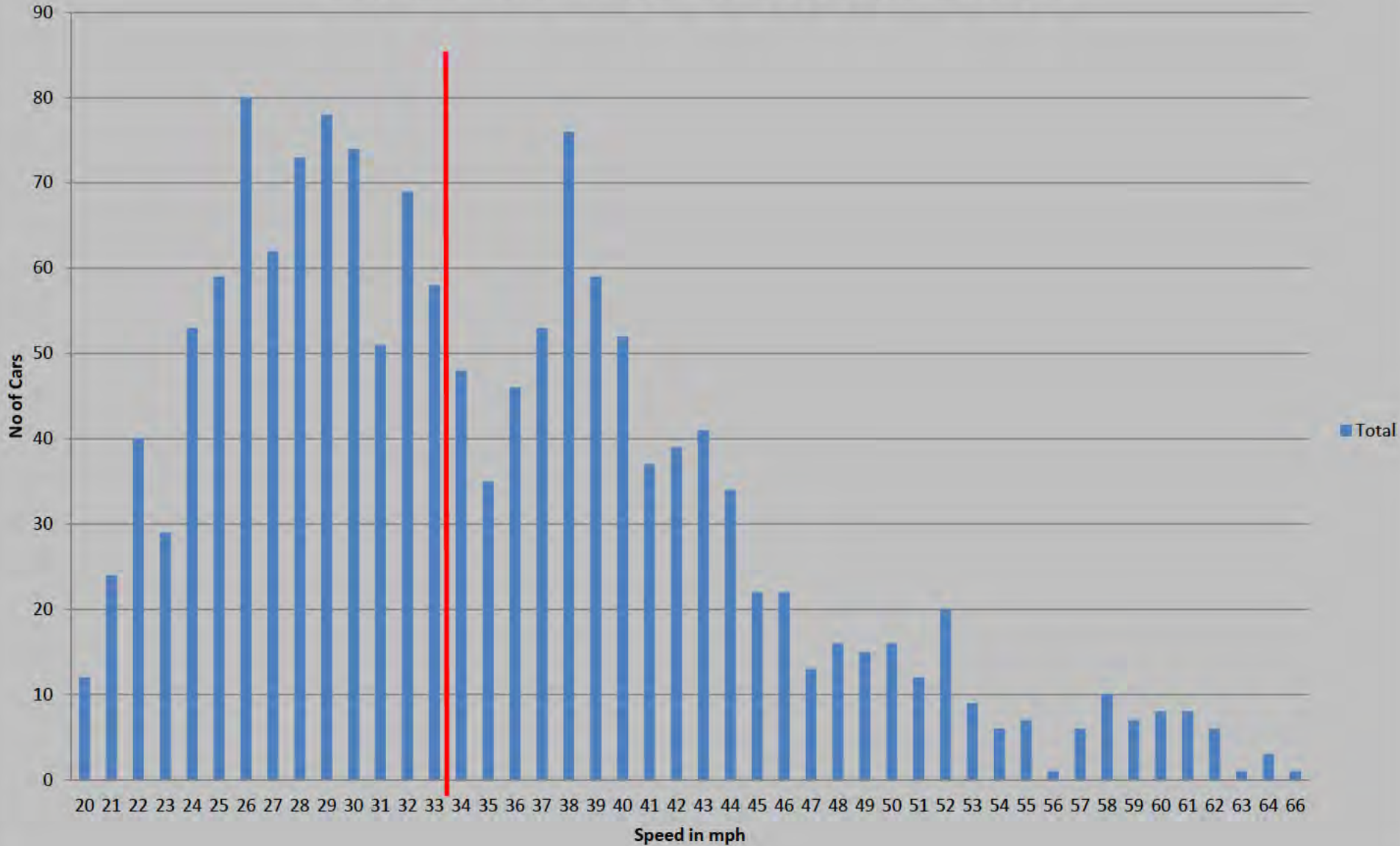


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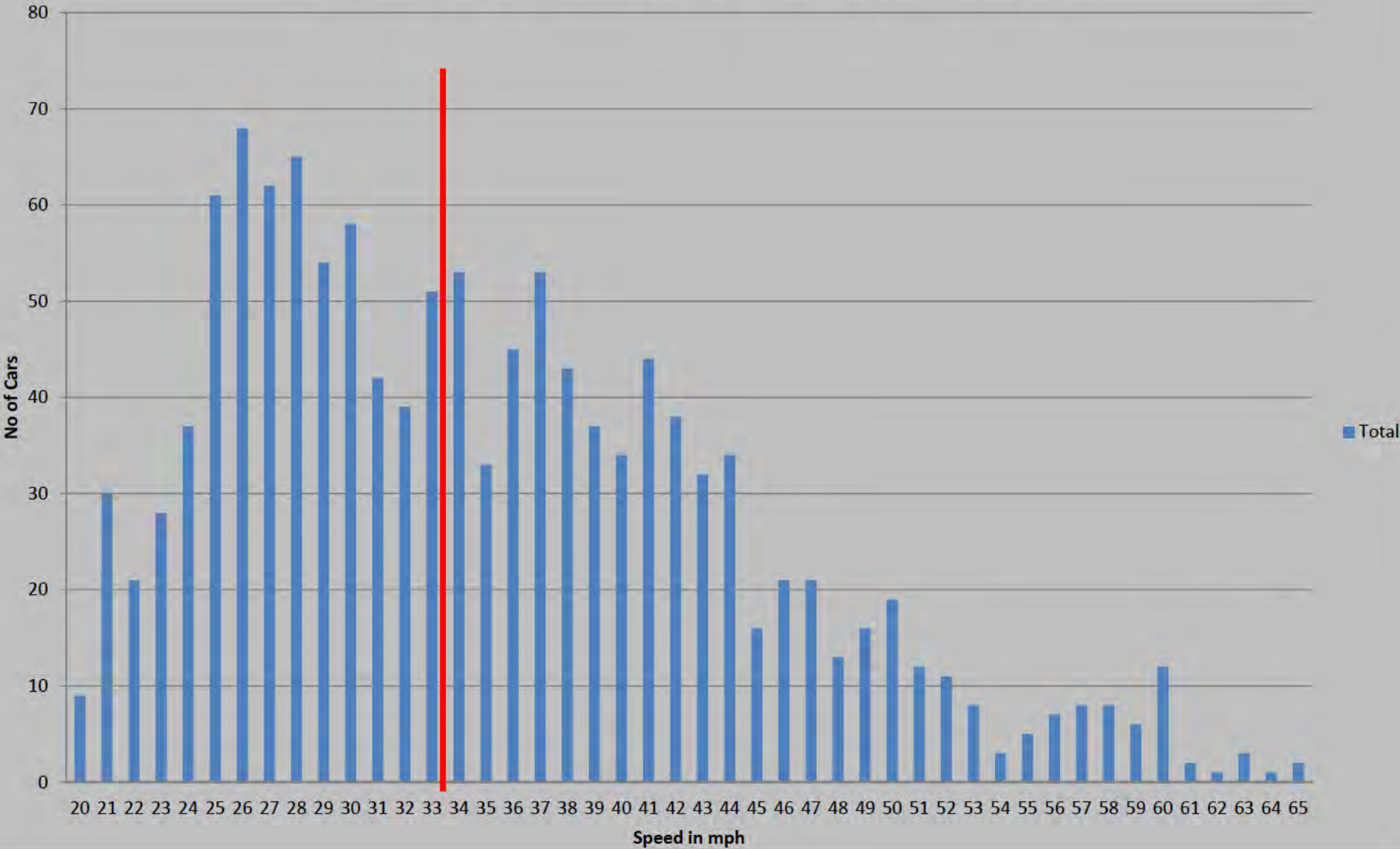




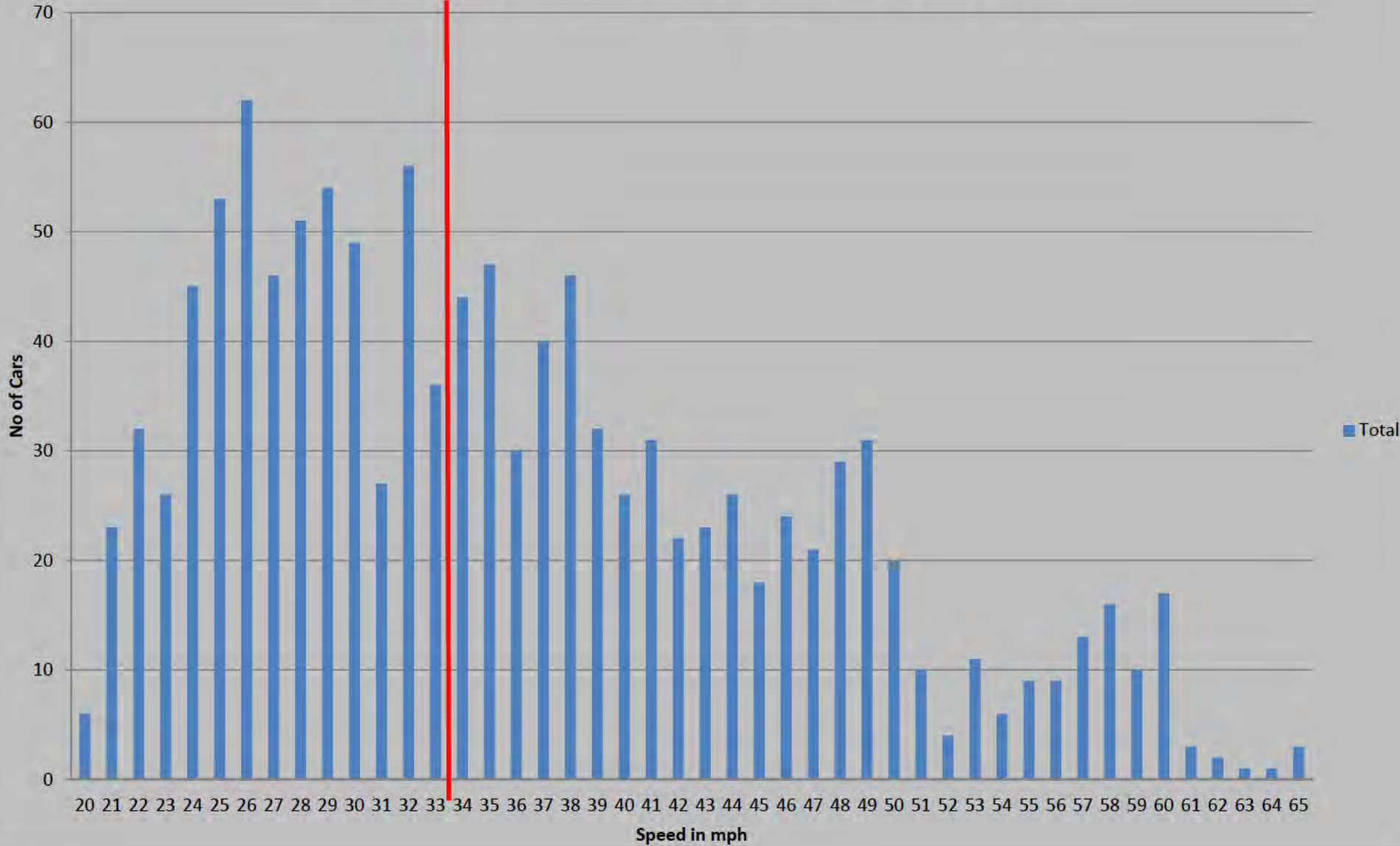
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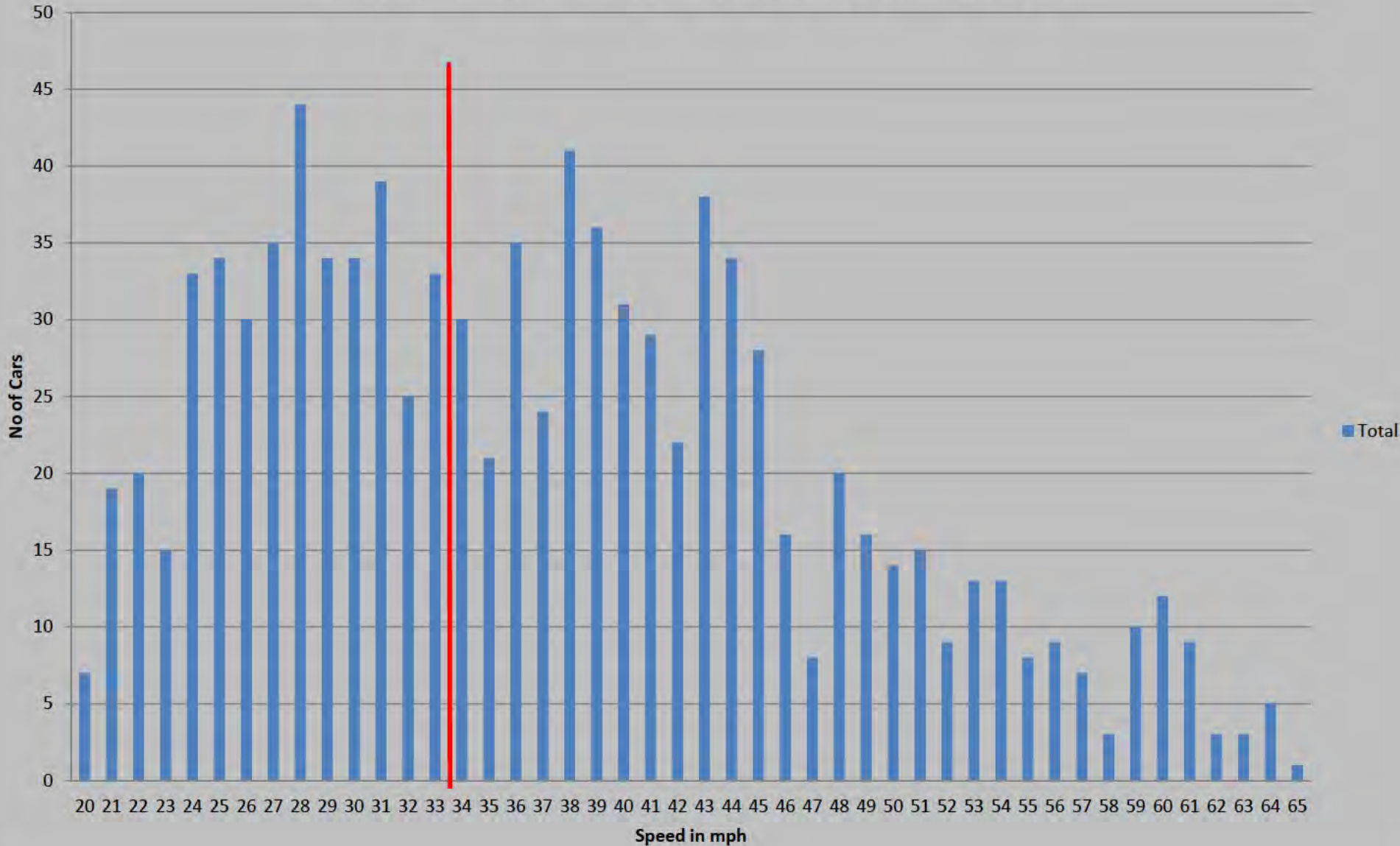
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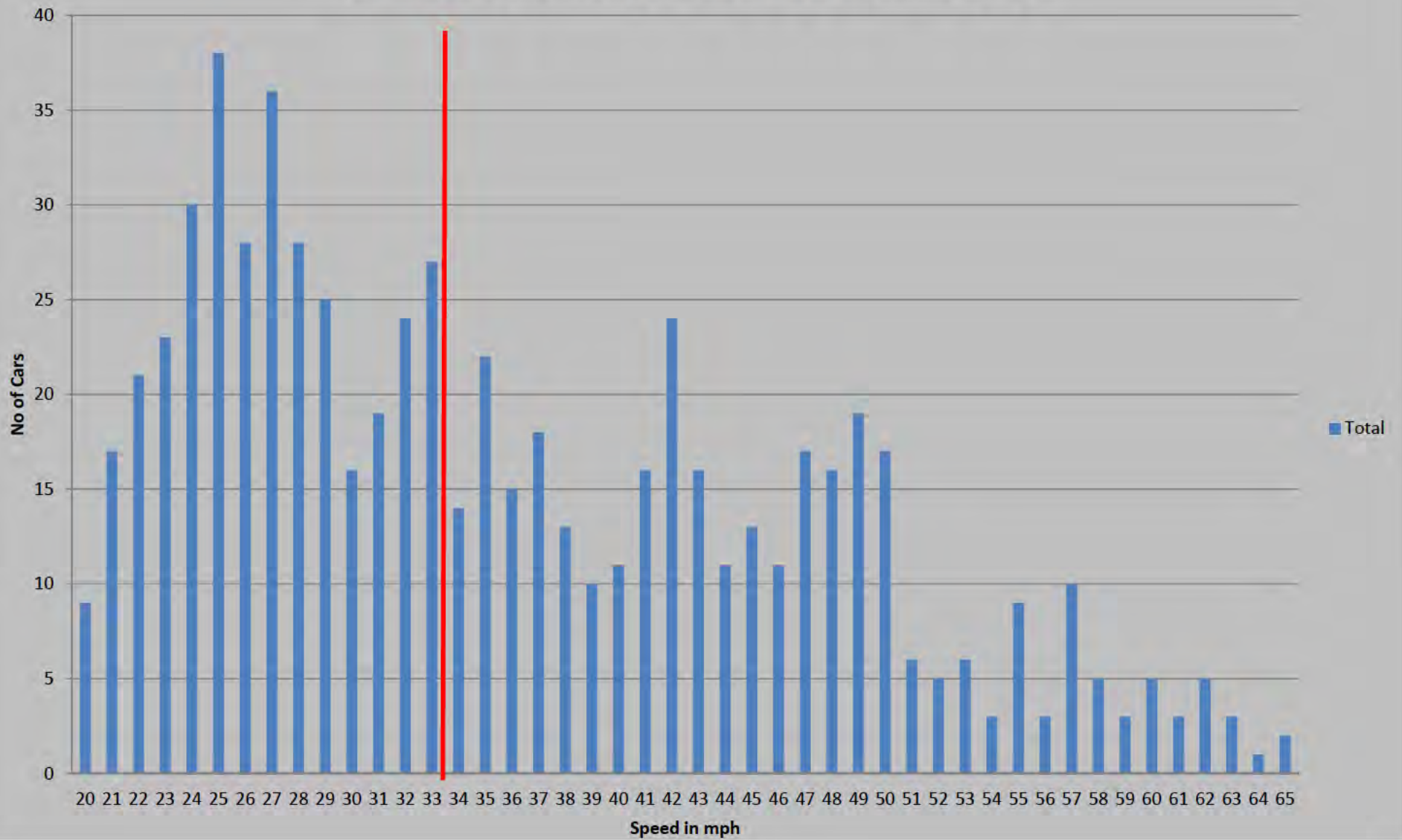
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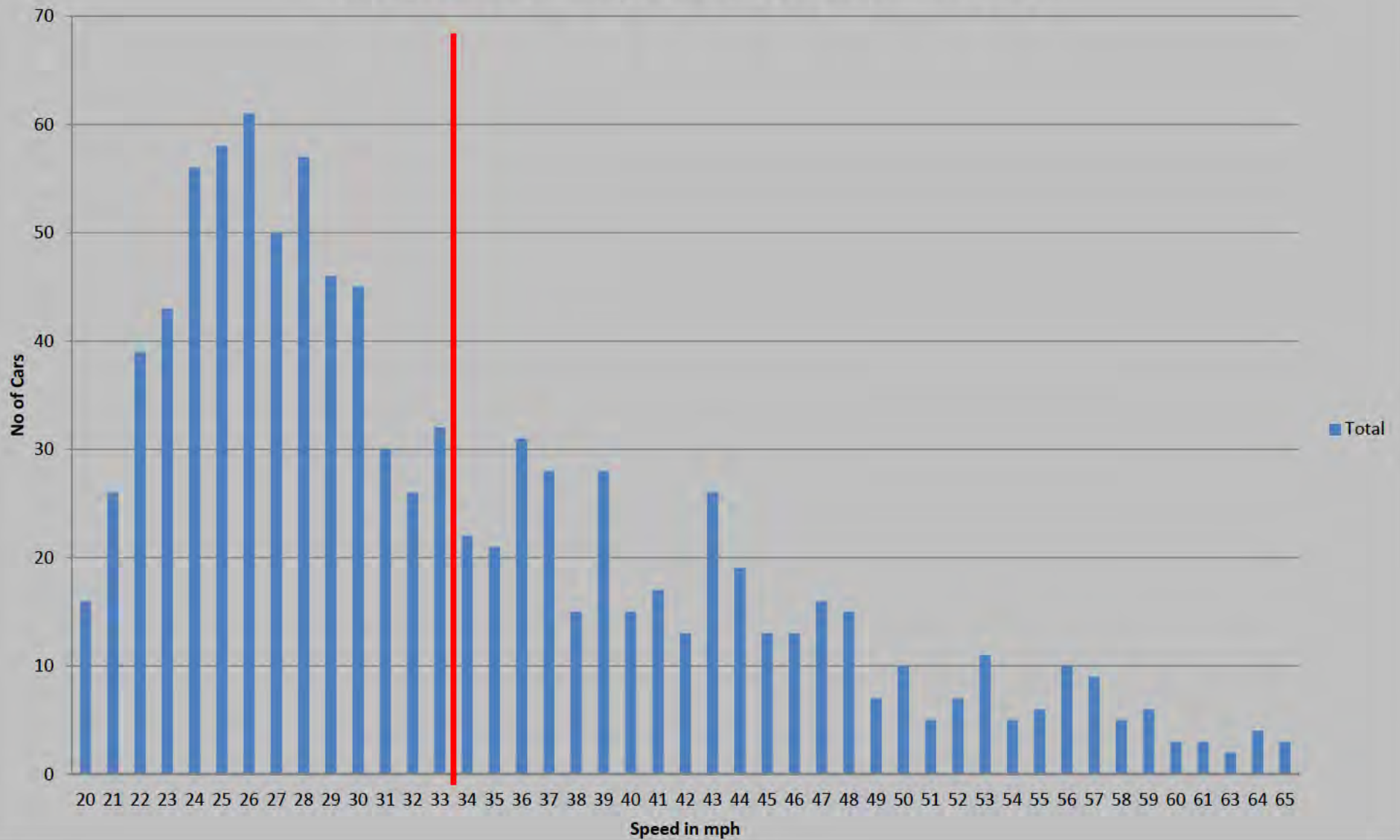
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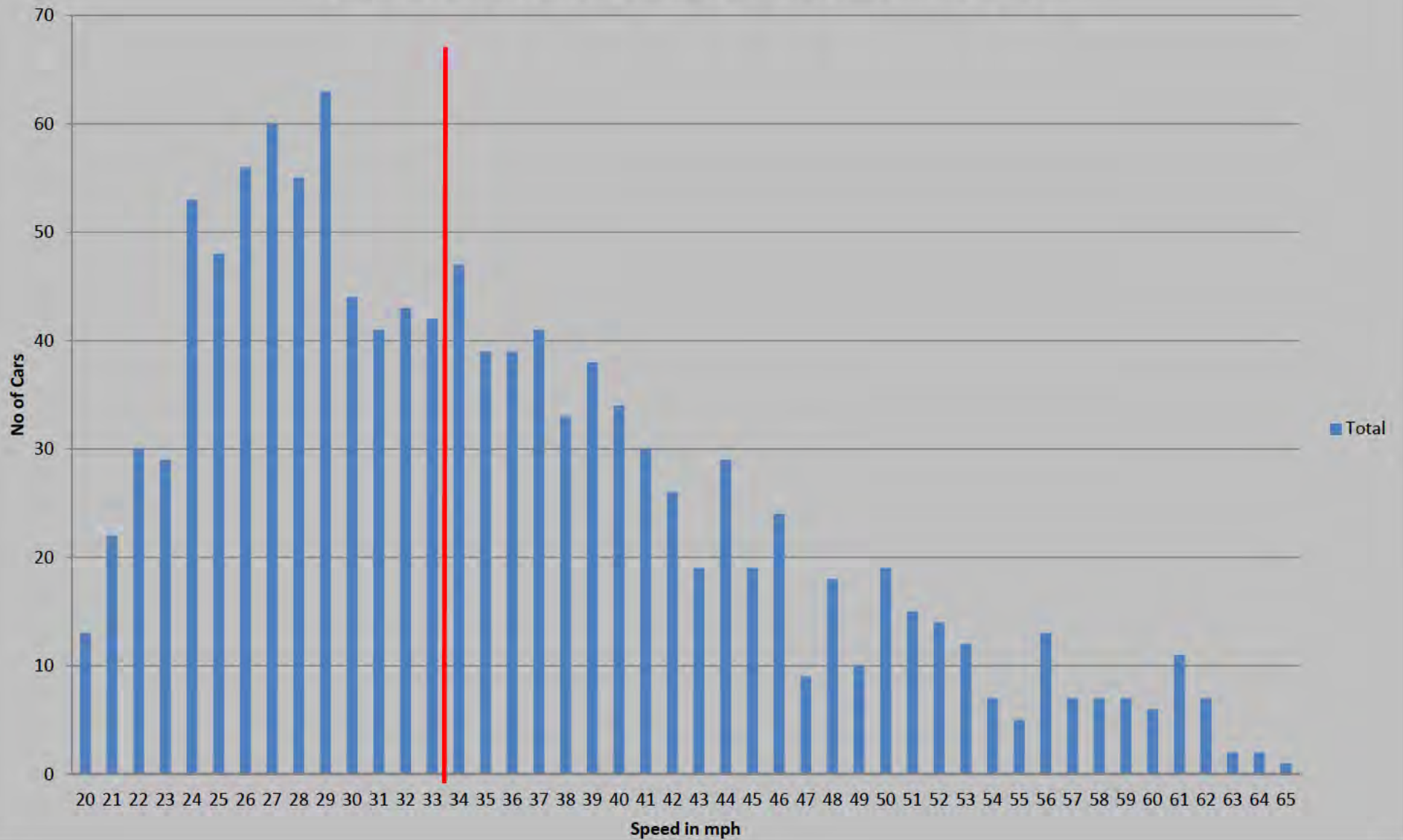
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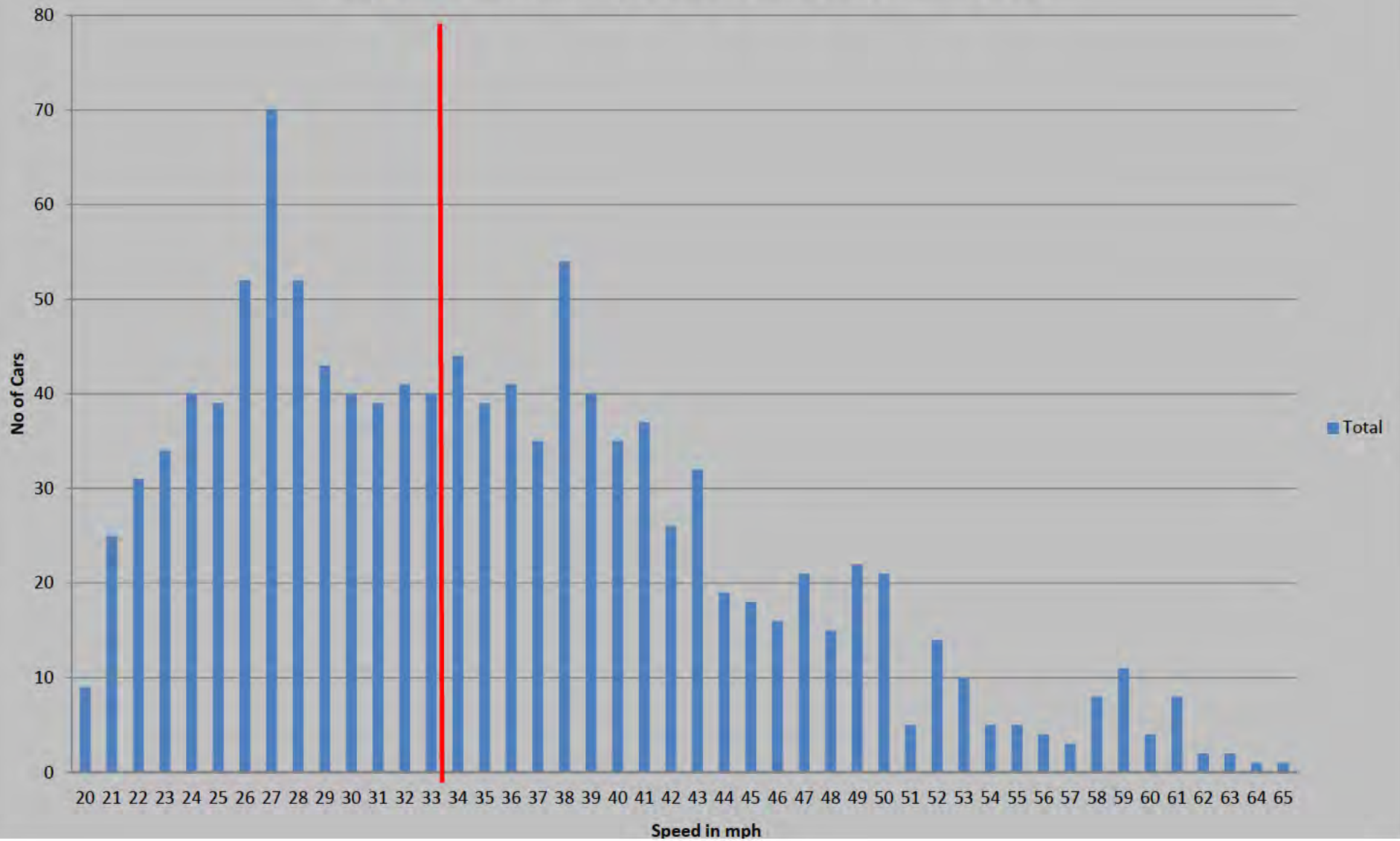
## Car Speeds in Goring Road on 1st November 2021



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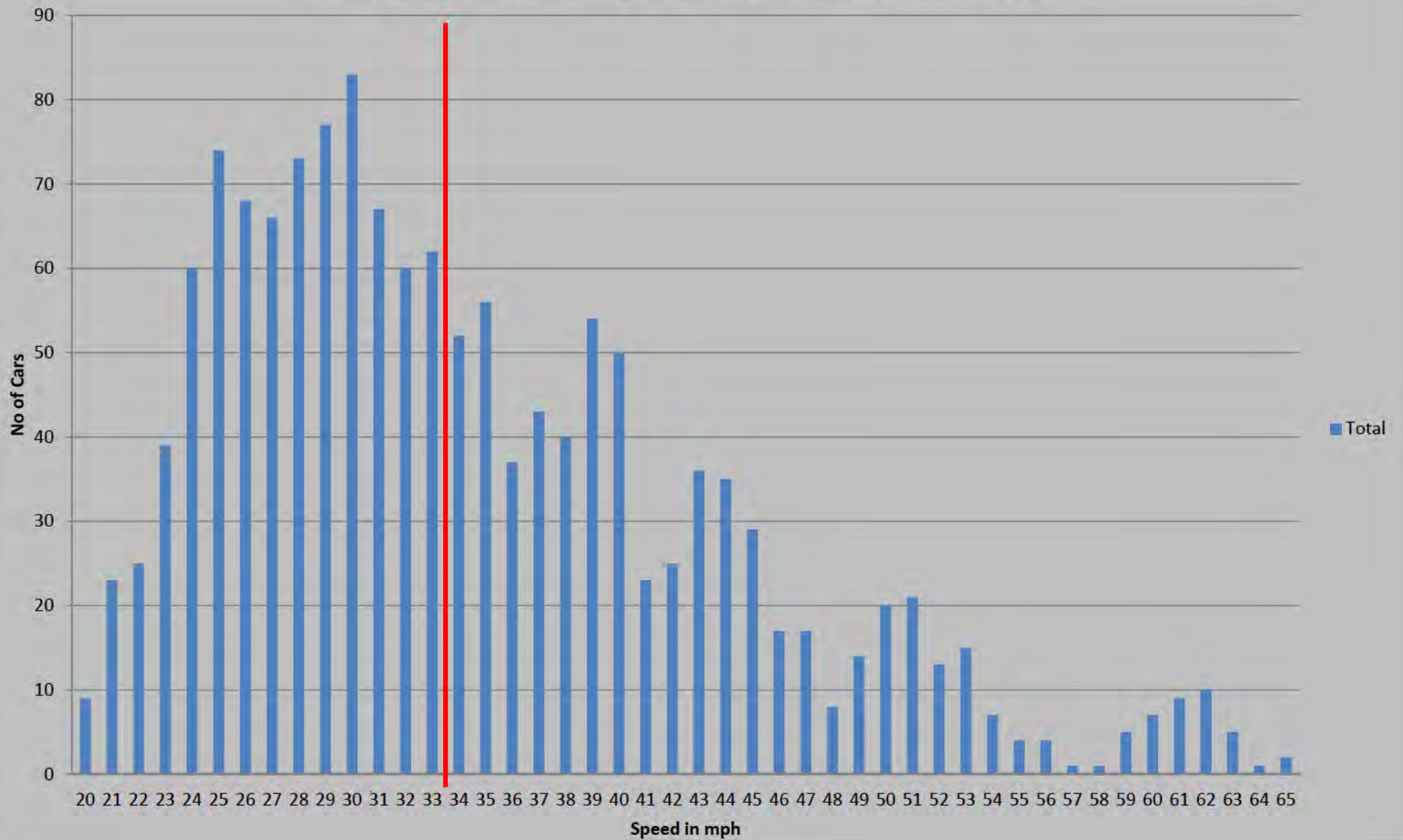


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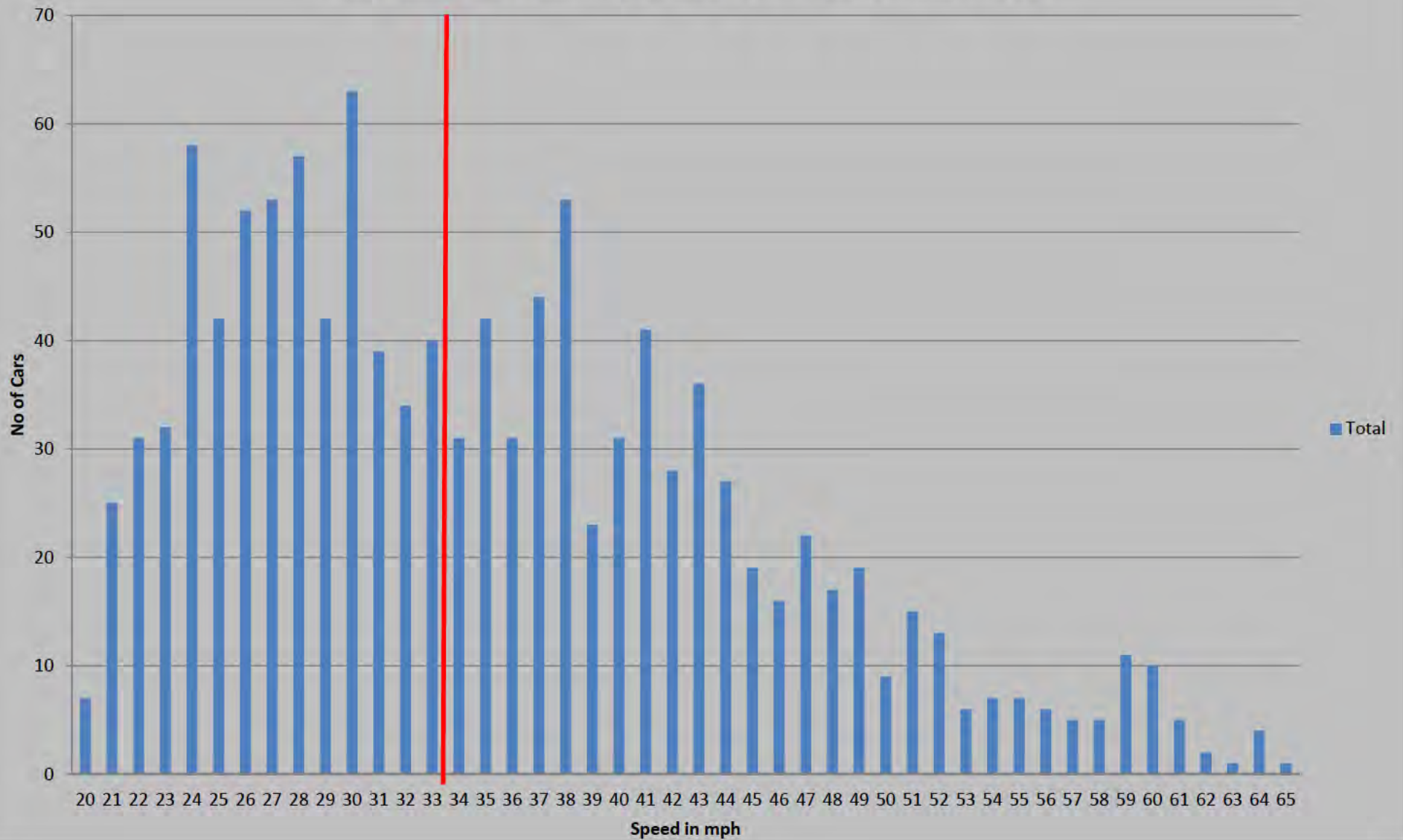




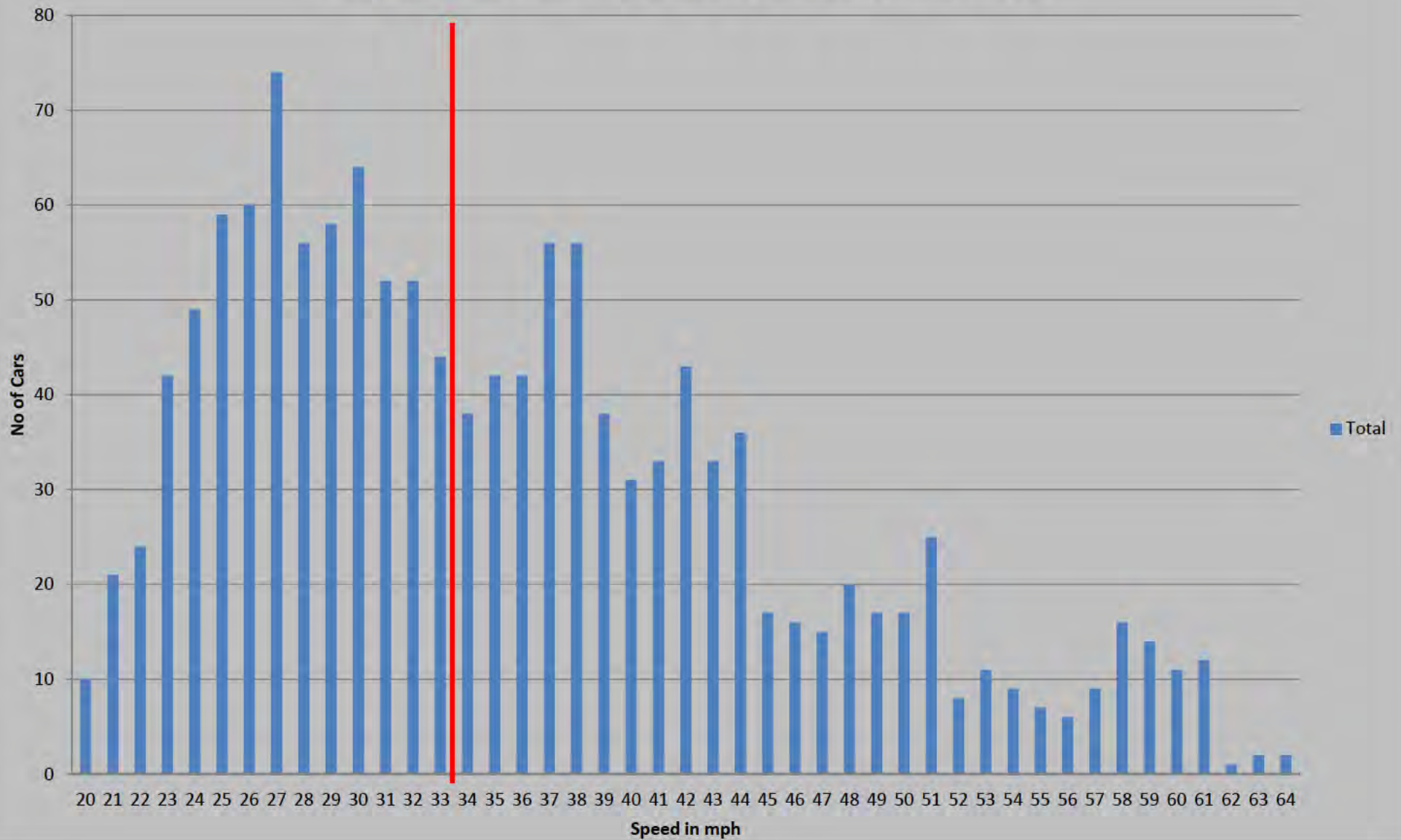
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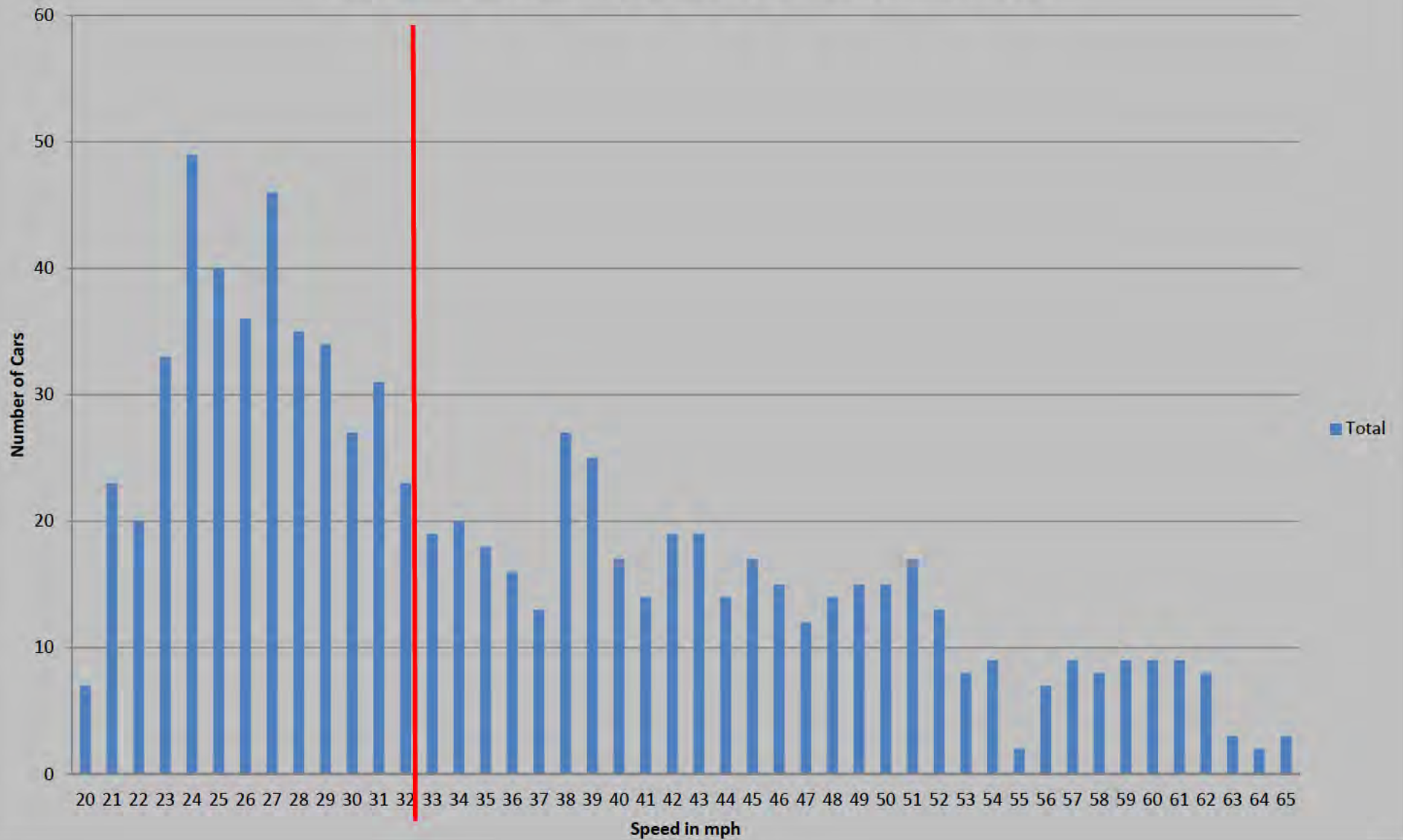
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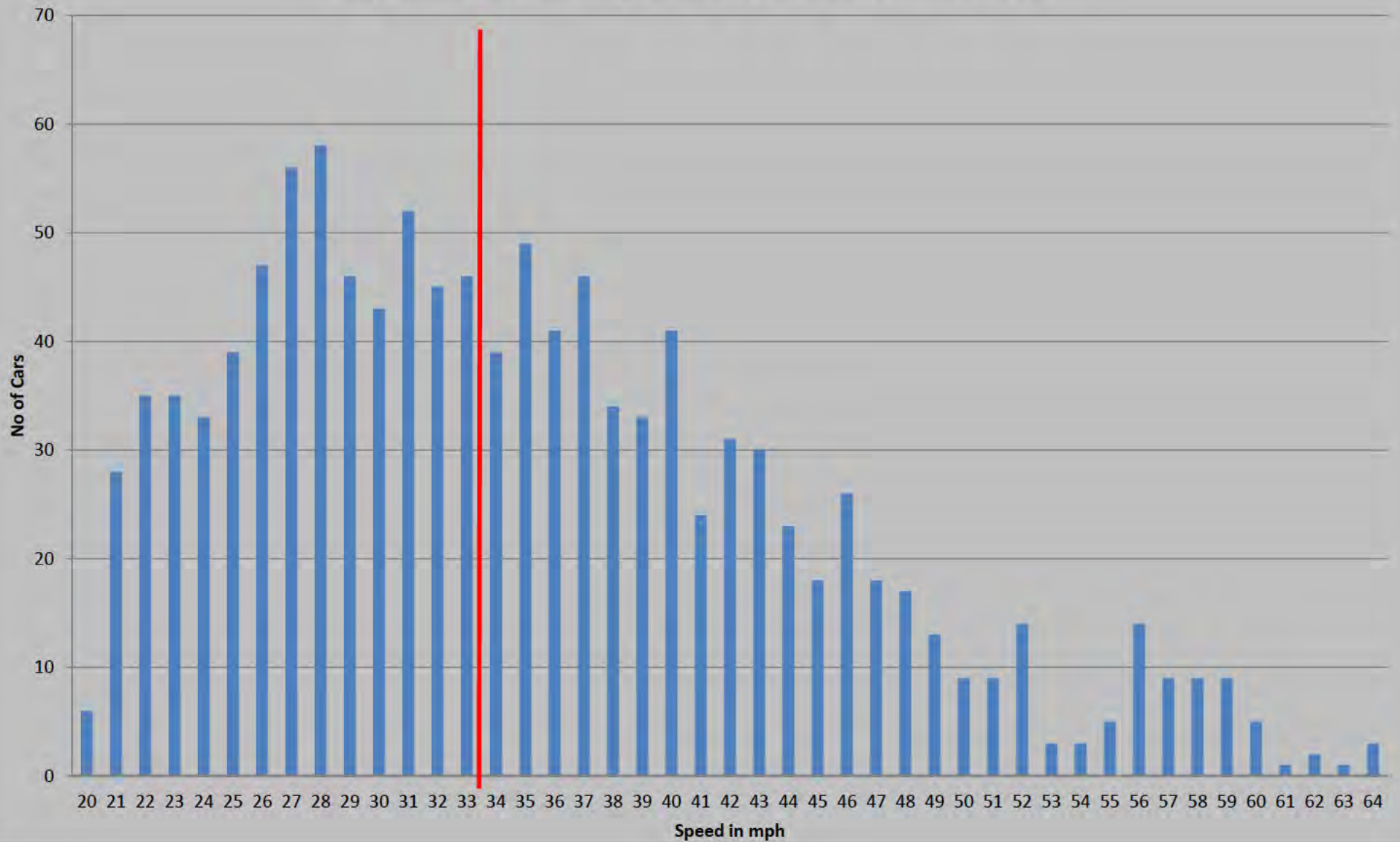
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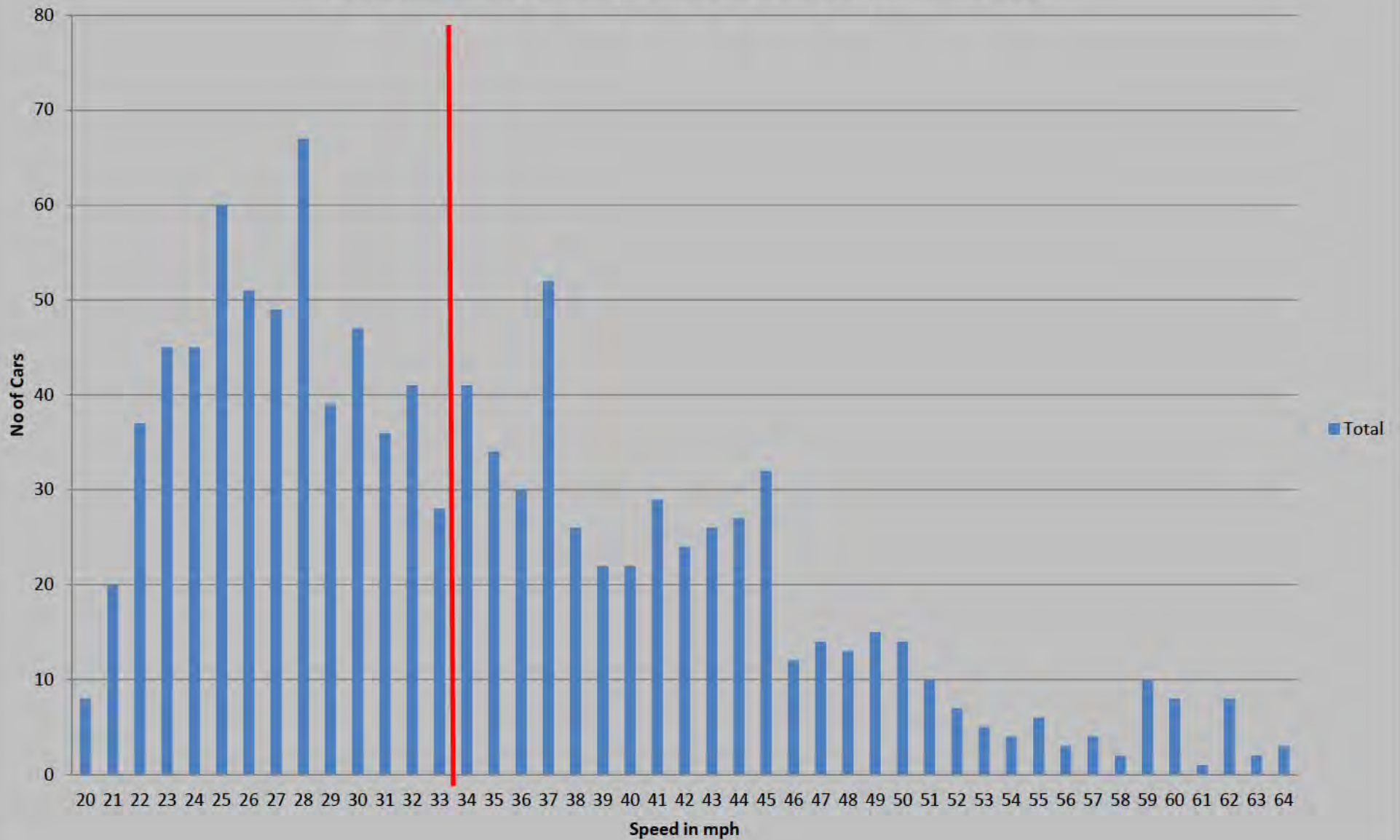
# Car Speeds in Goring Road on 7th November 2021



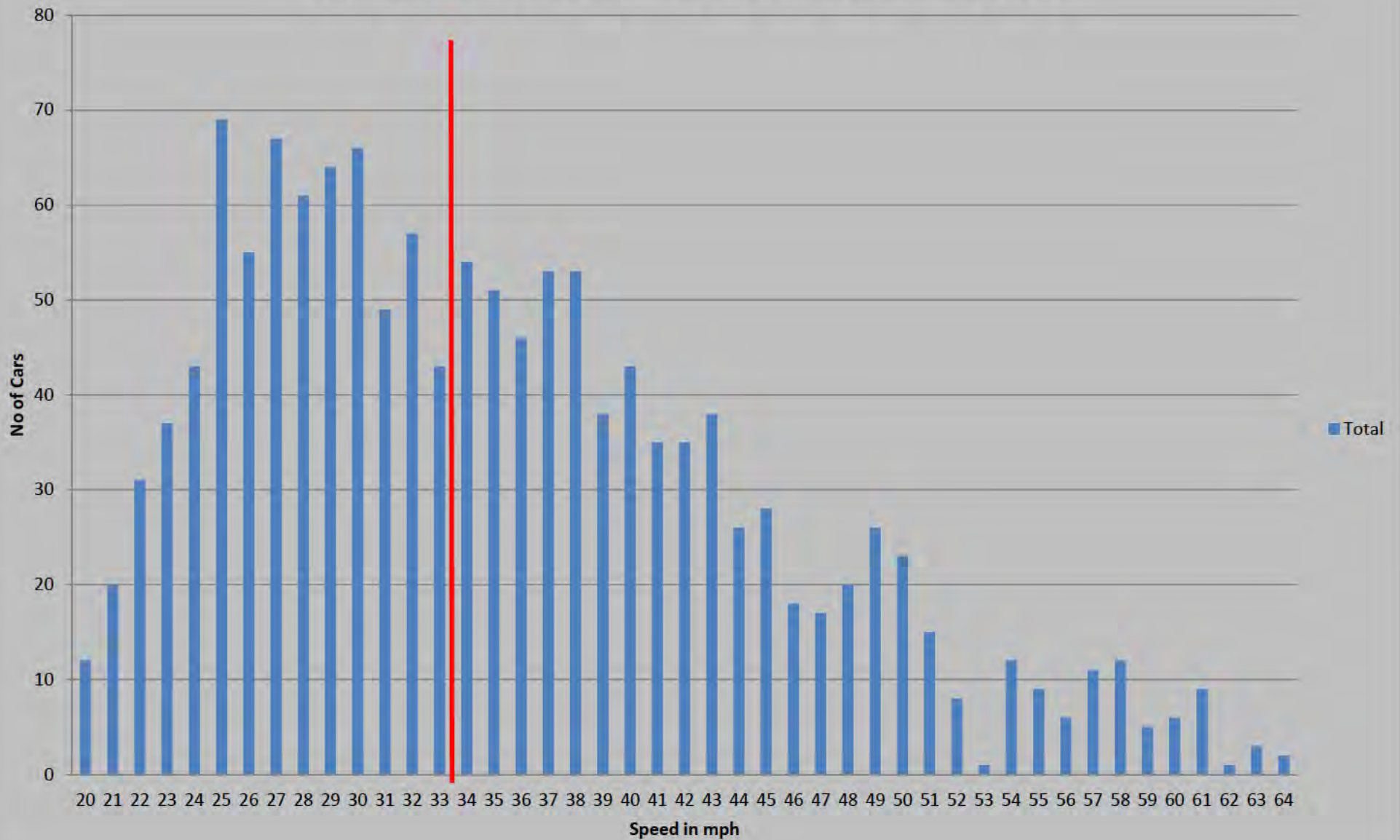
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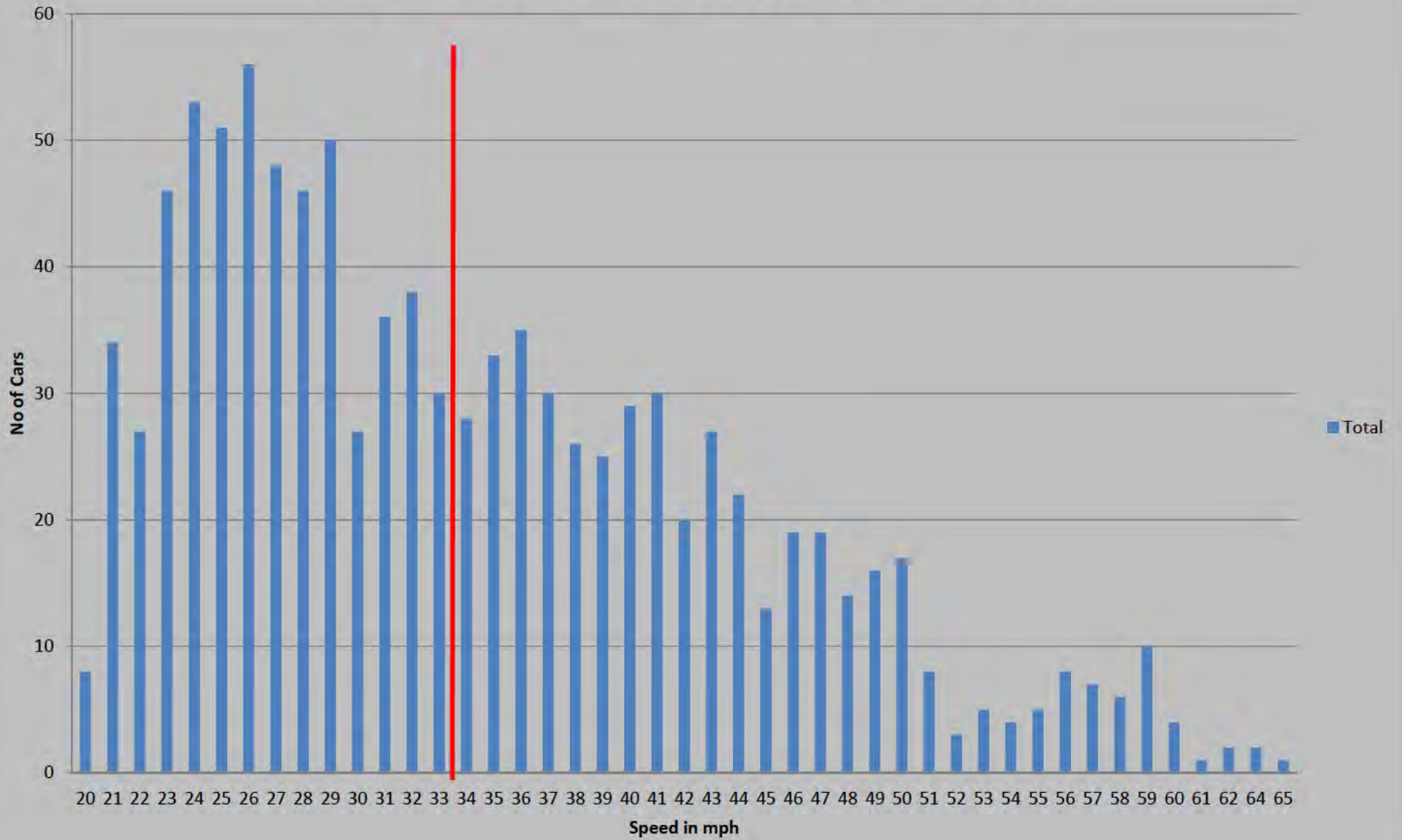
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## Car Speeds in Goring Road on 10th November 2021

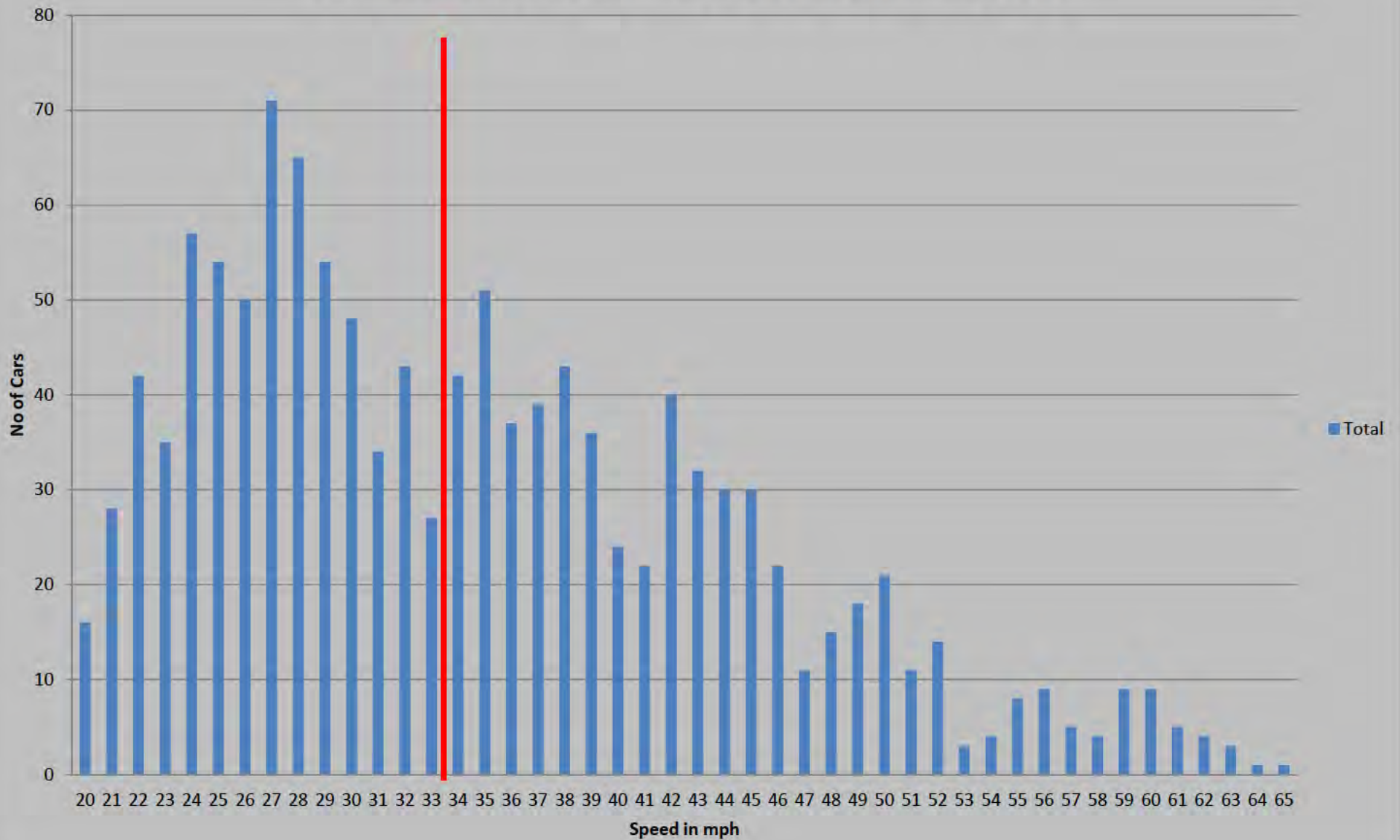


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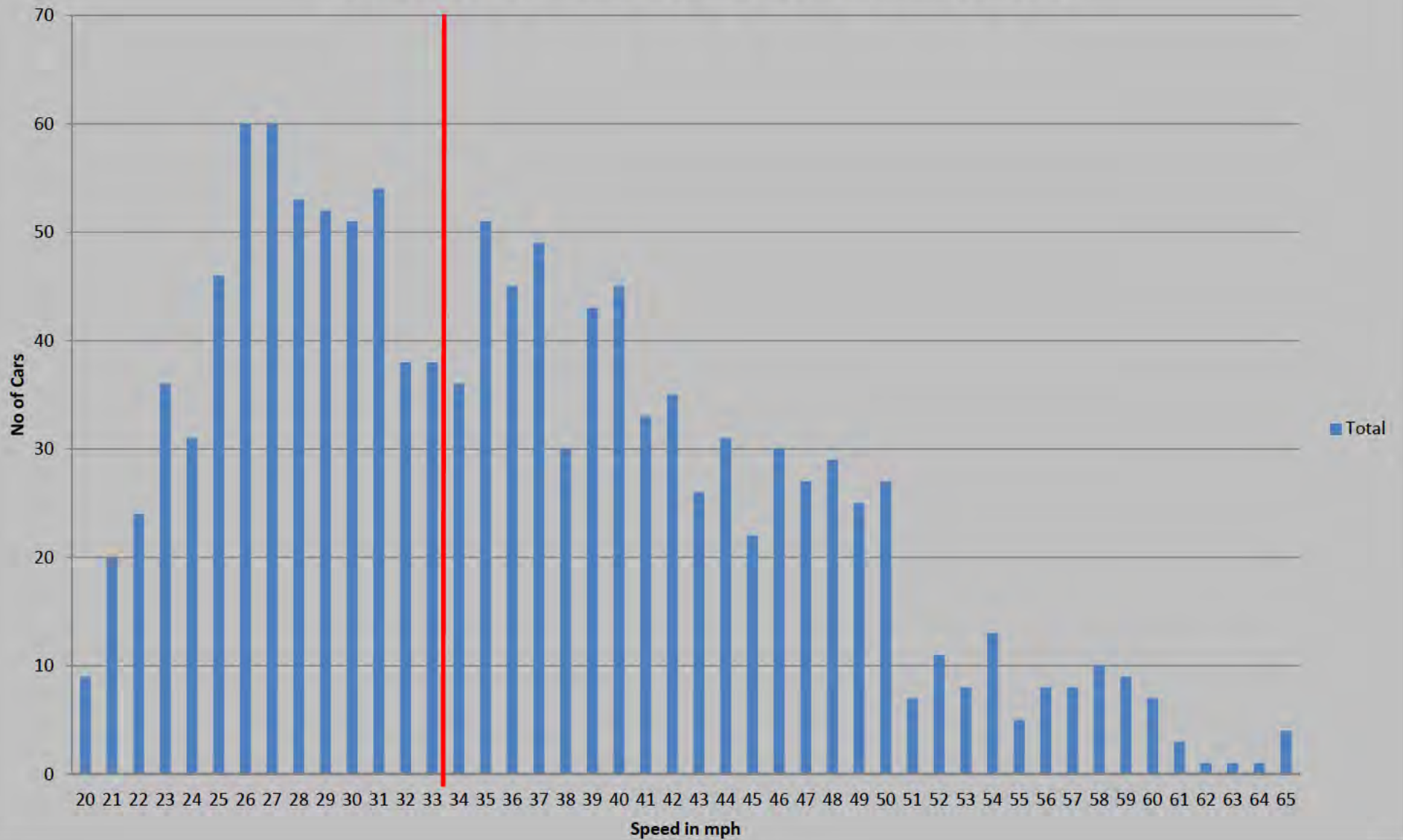




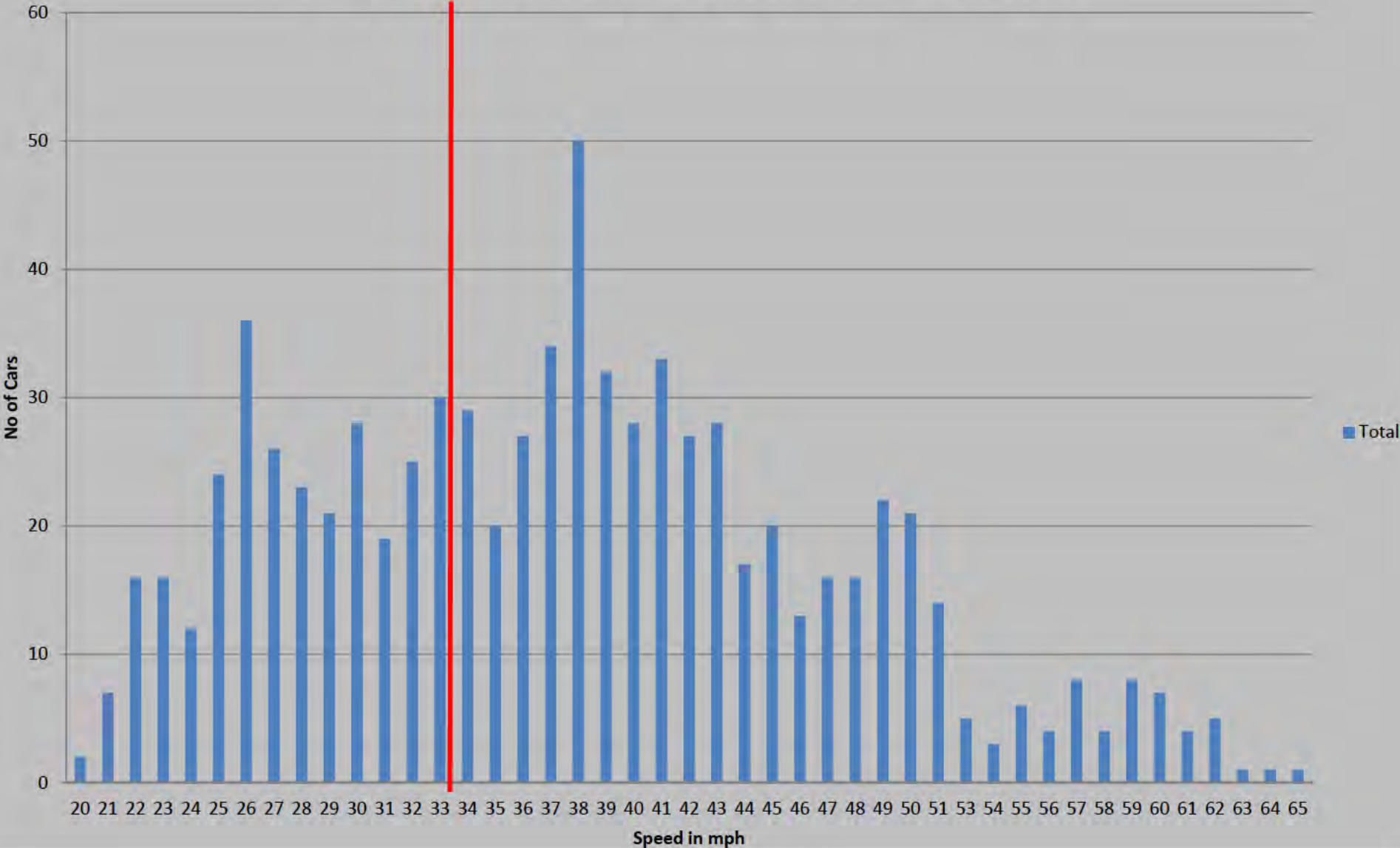
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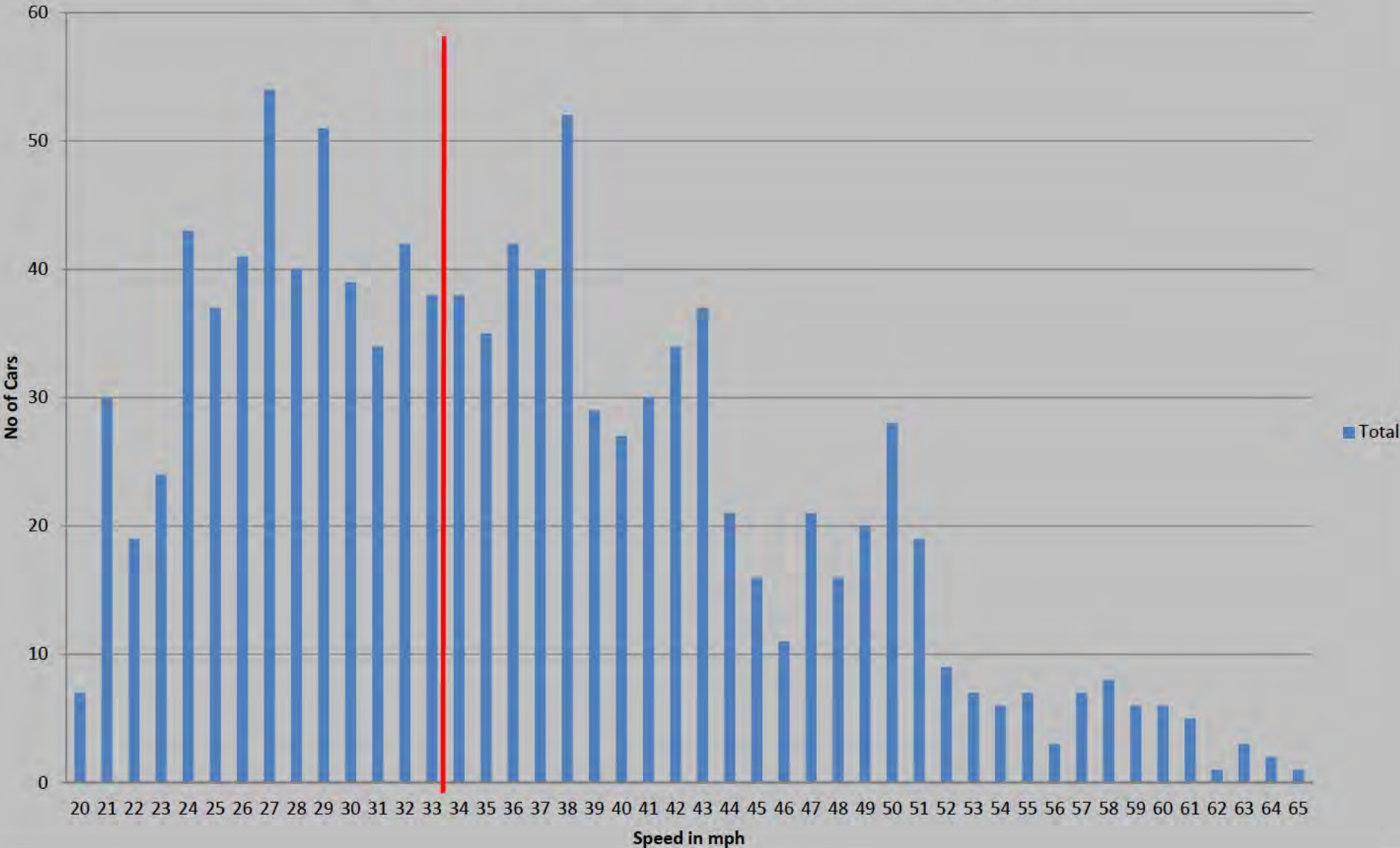
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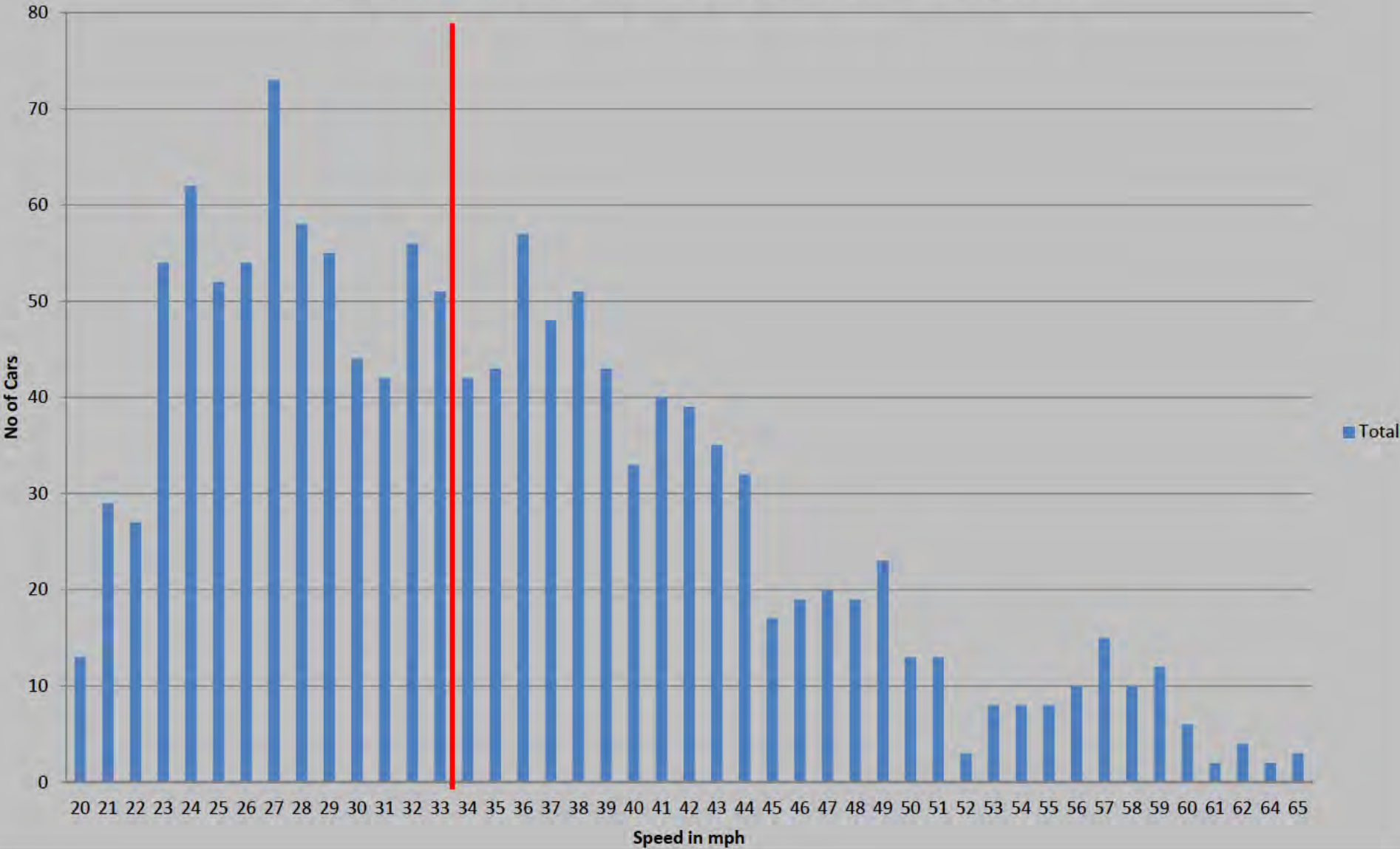
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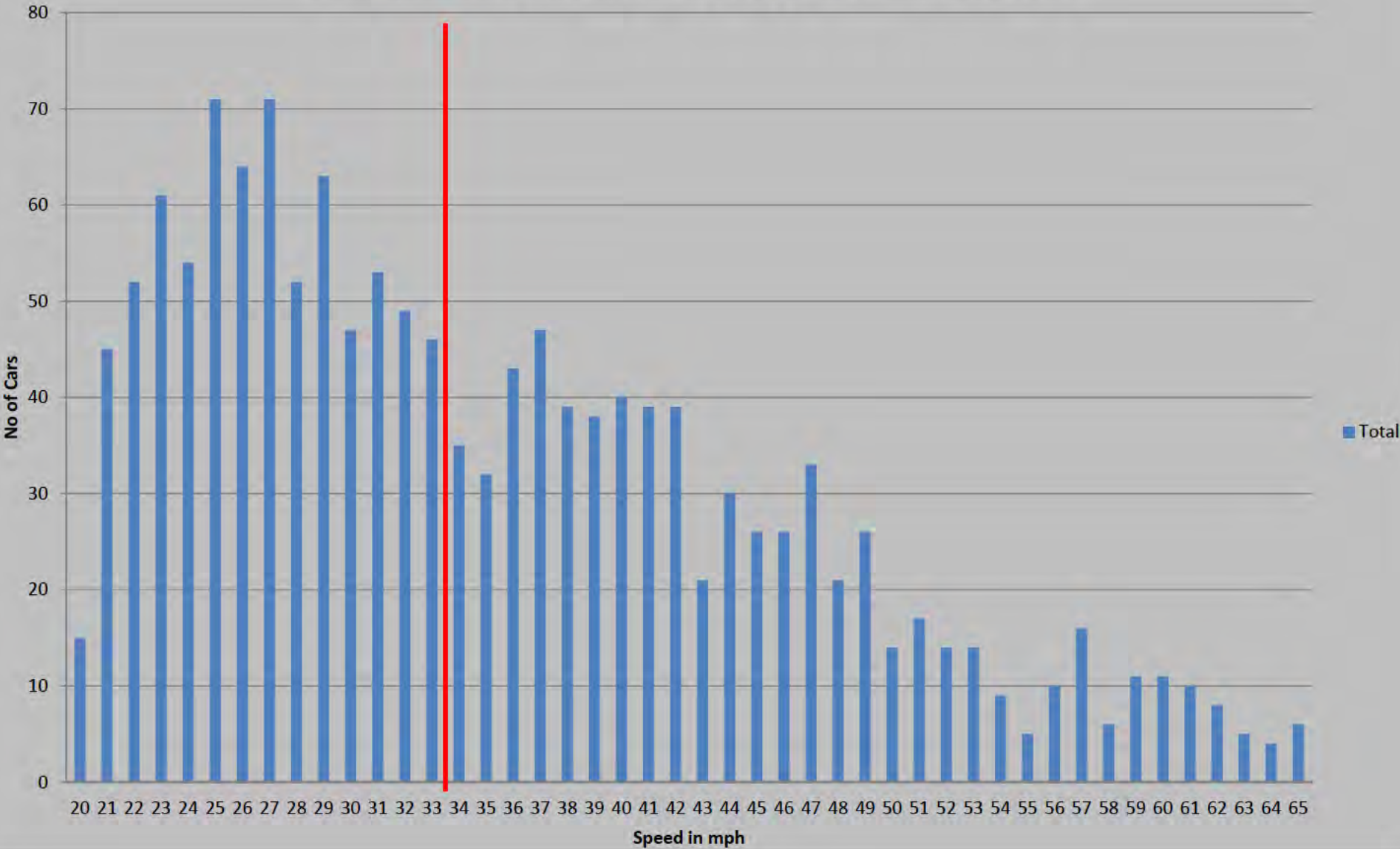
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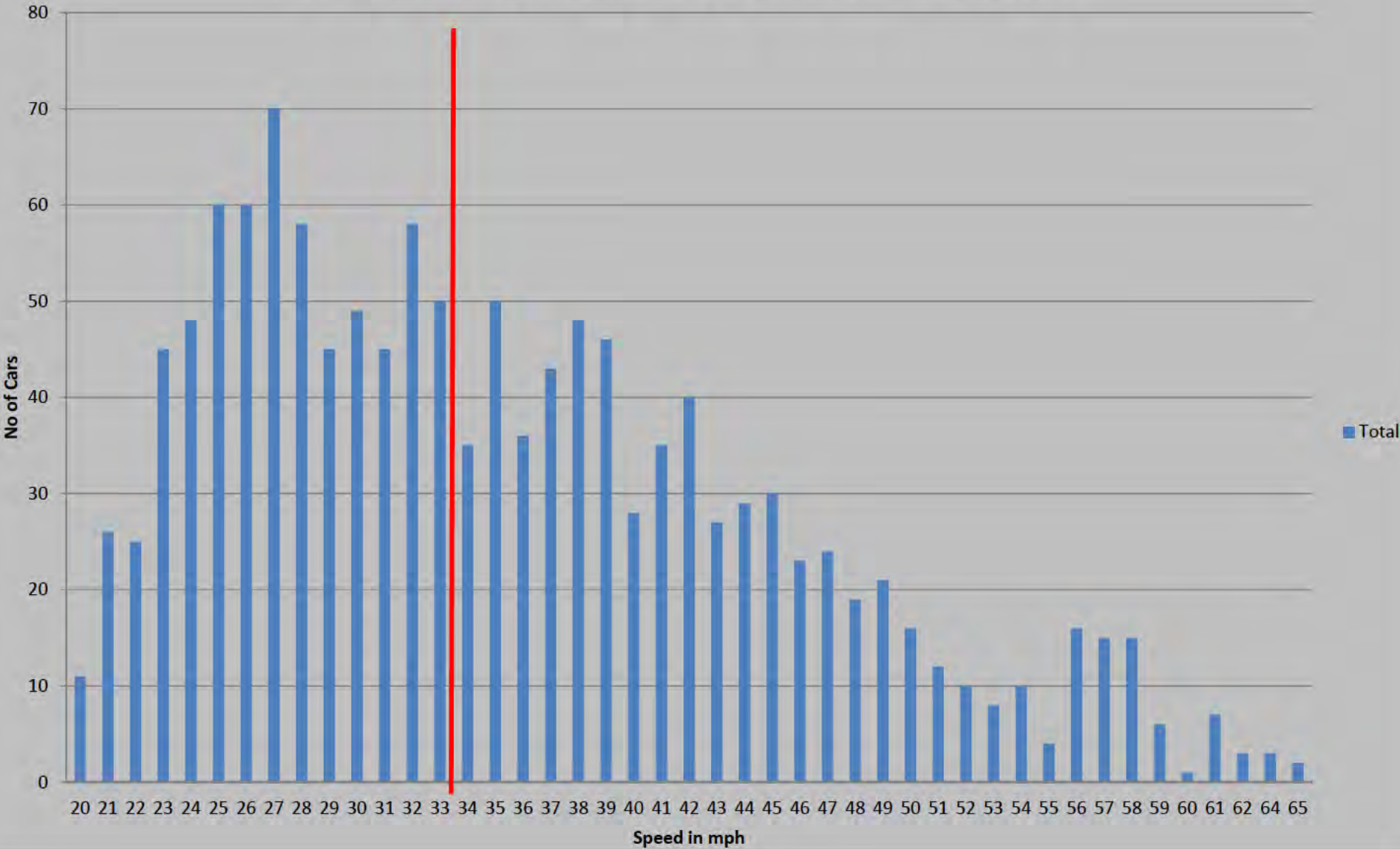
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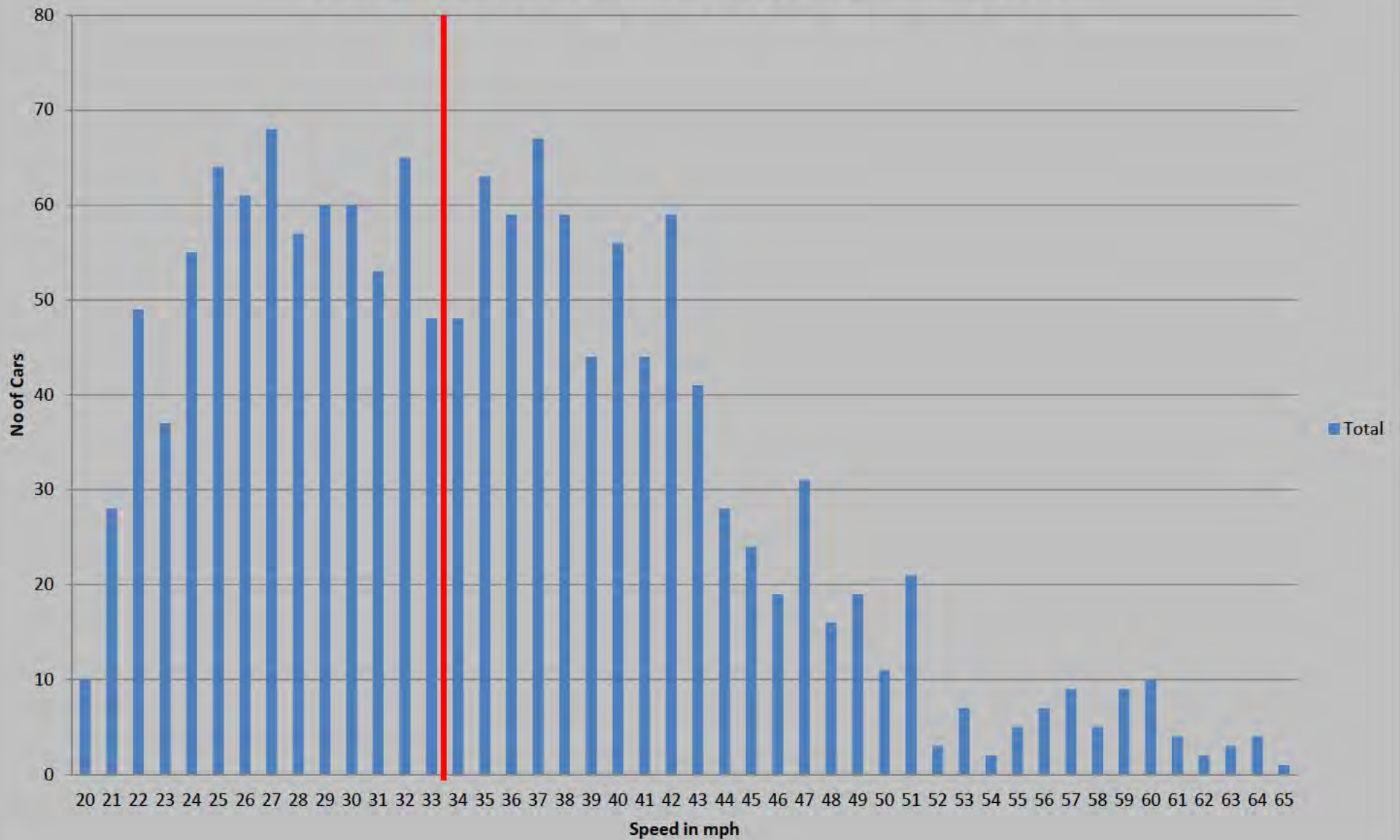
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### Car Speeds in Goring Road on 18th November 2021

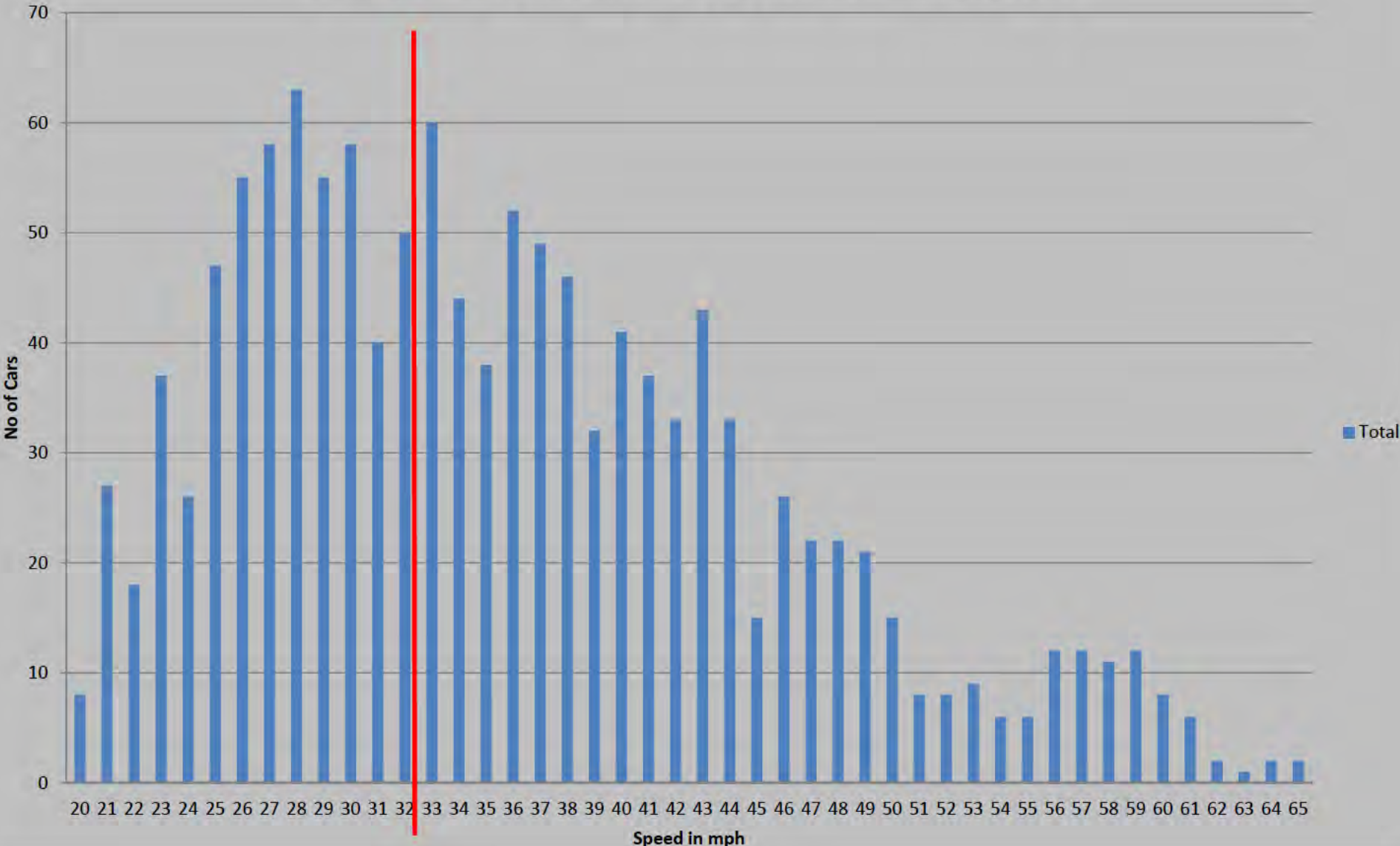


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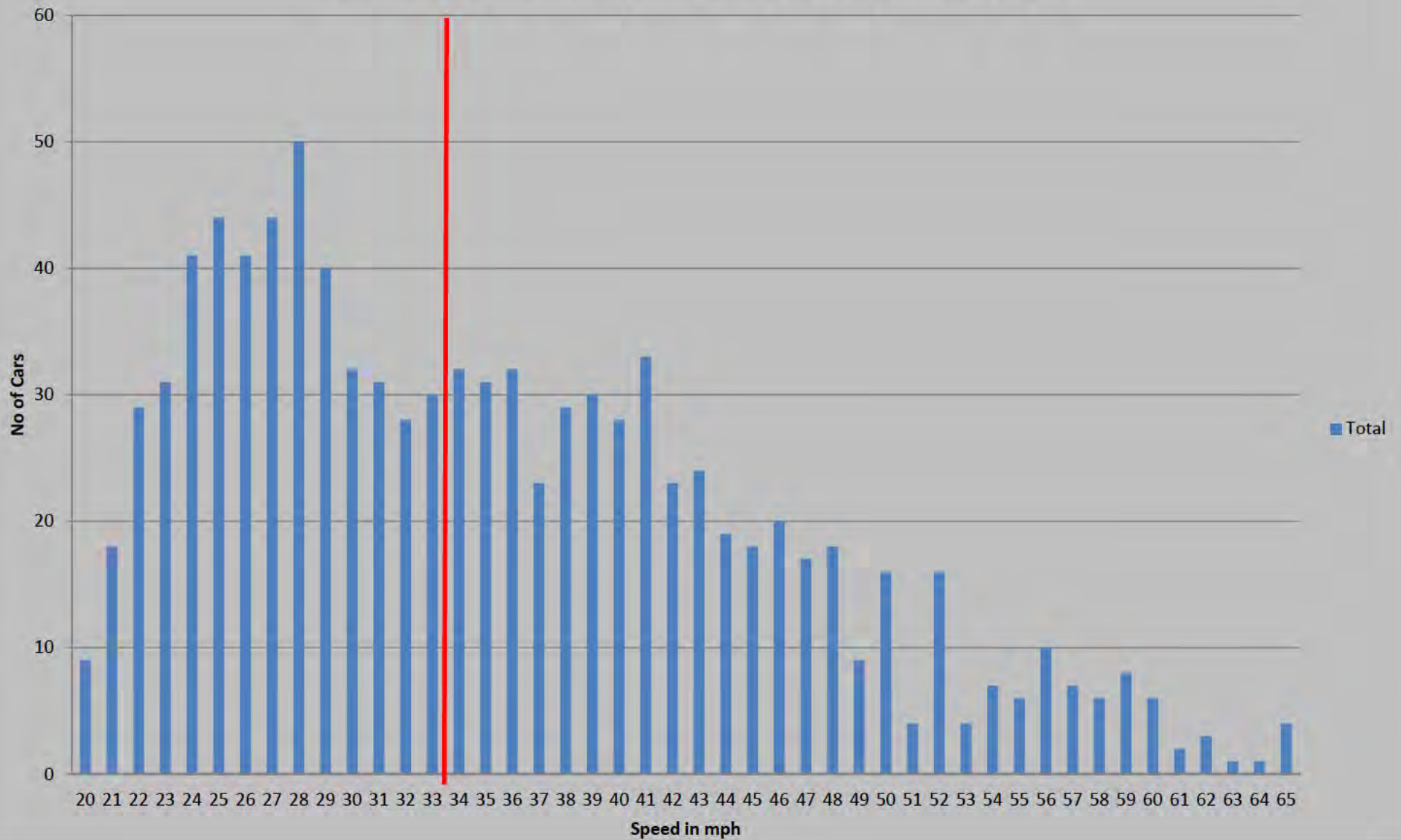




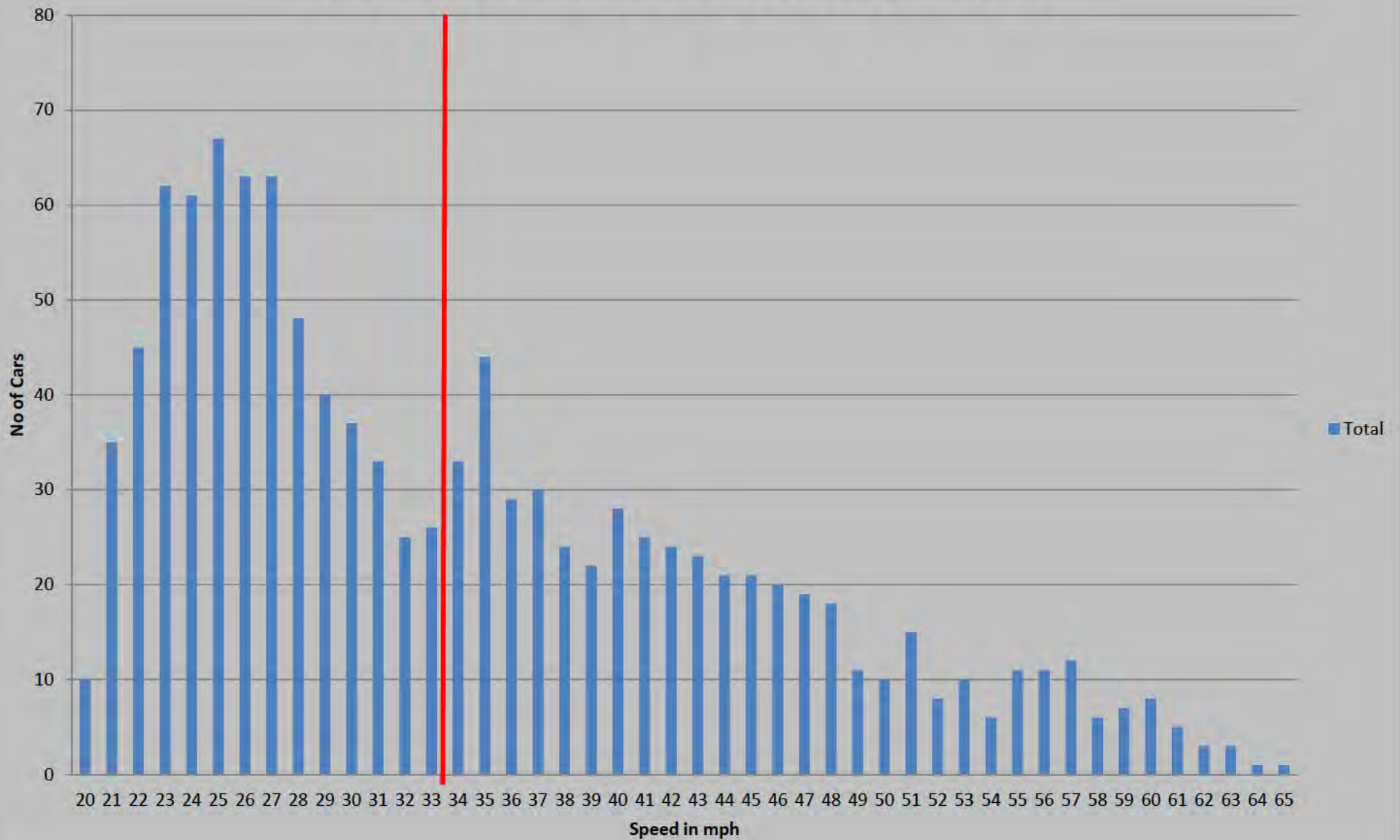
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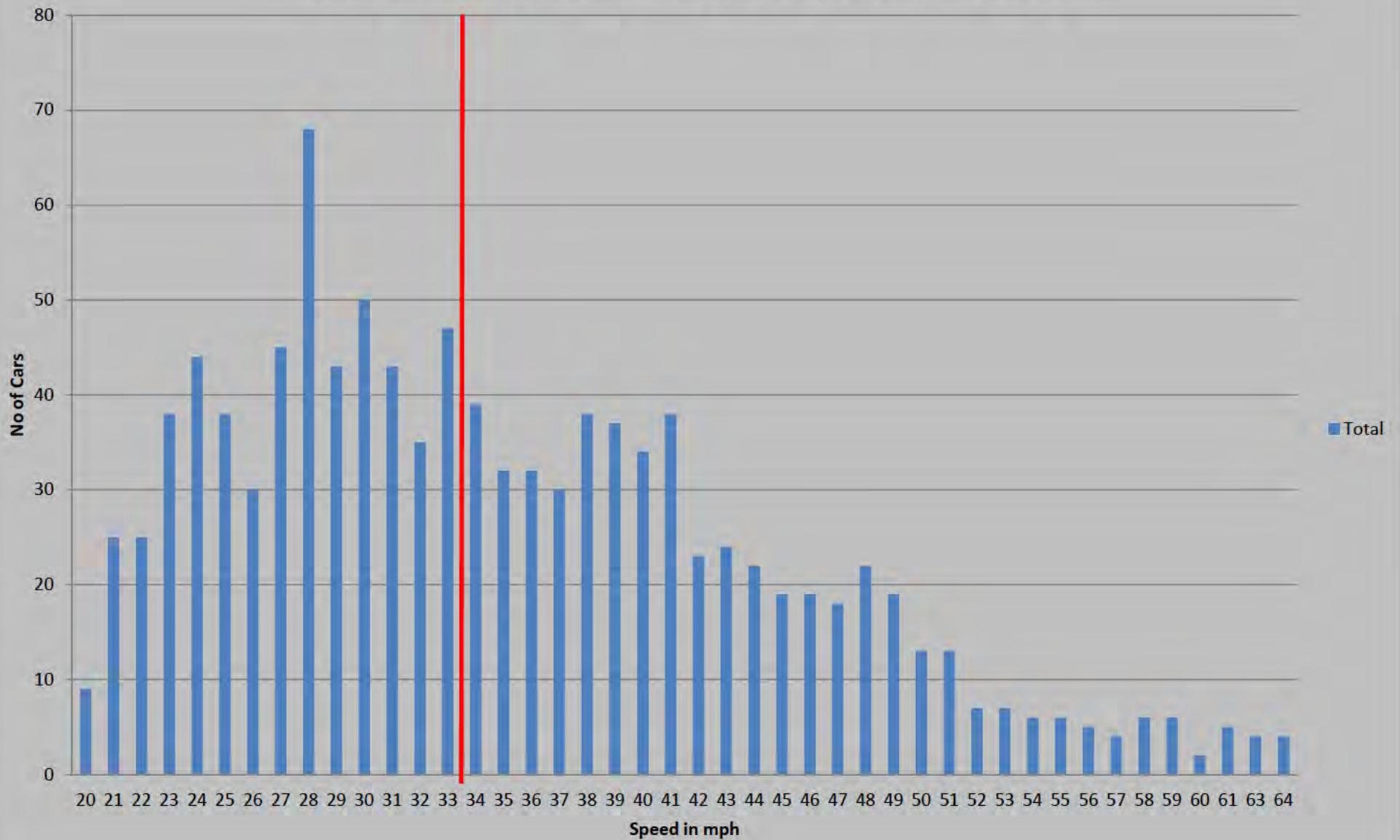
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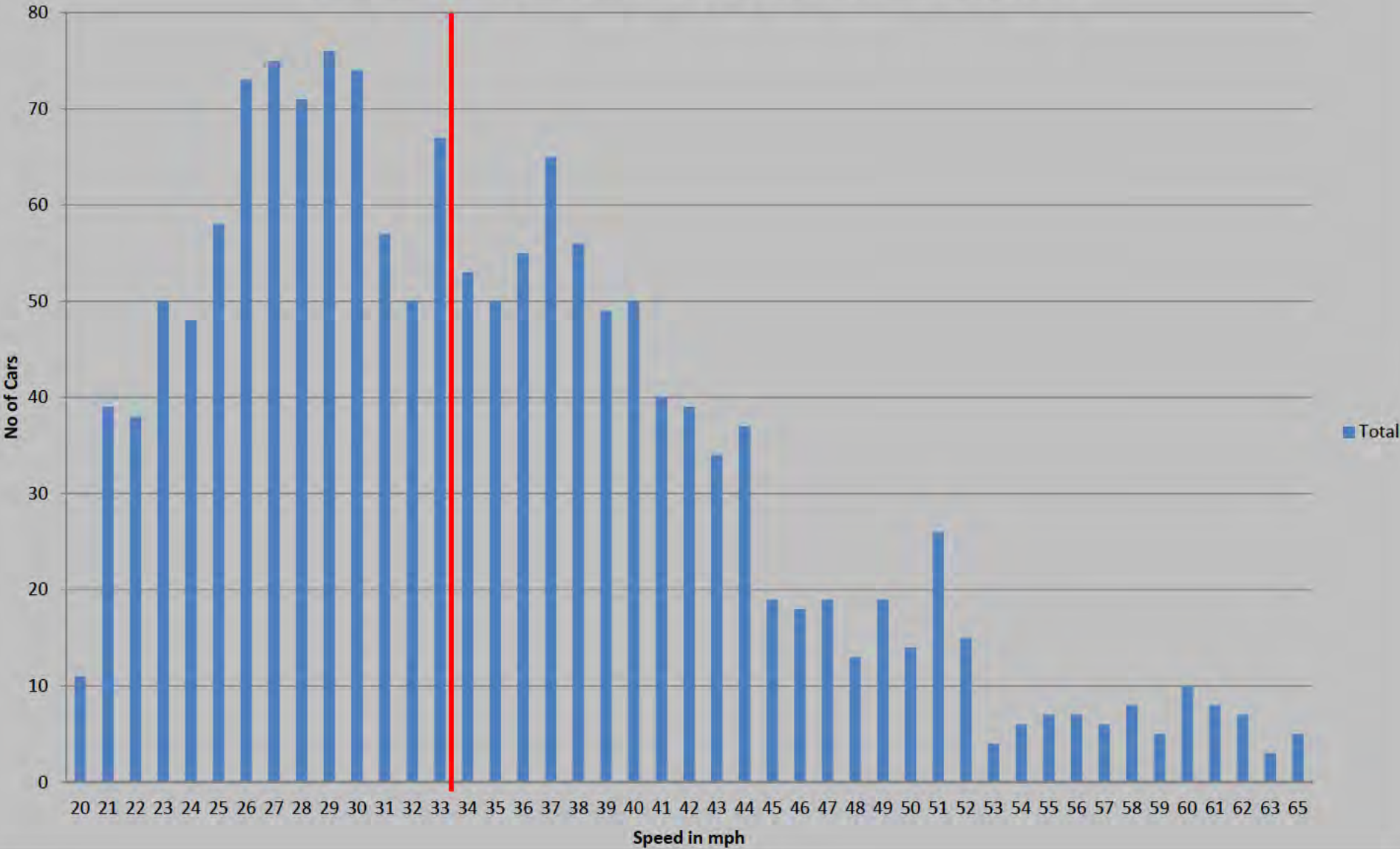
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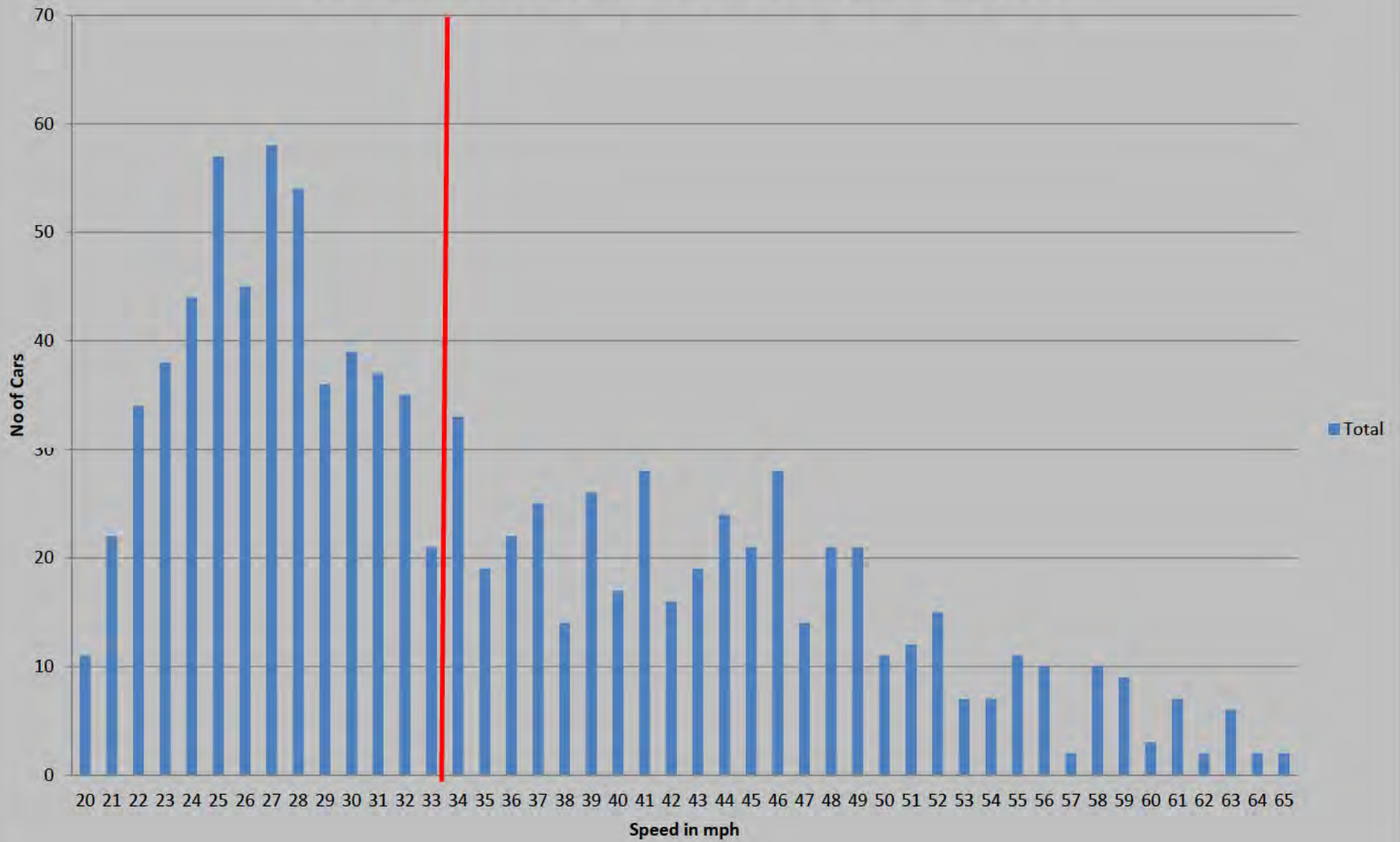
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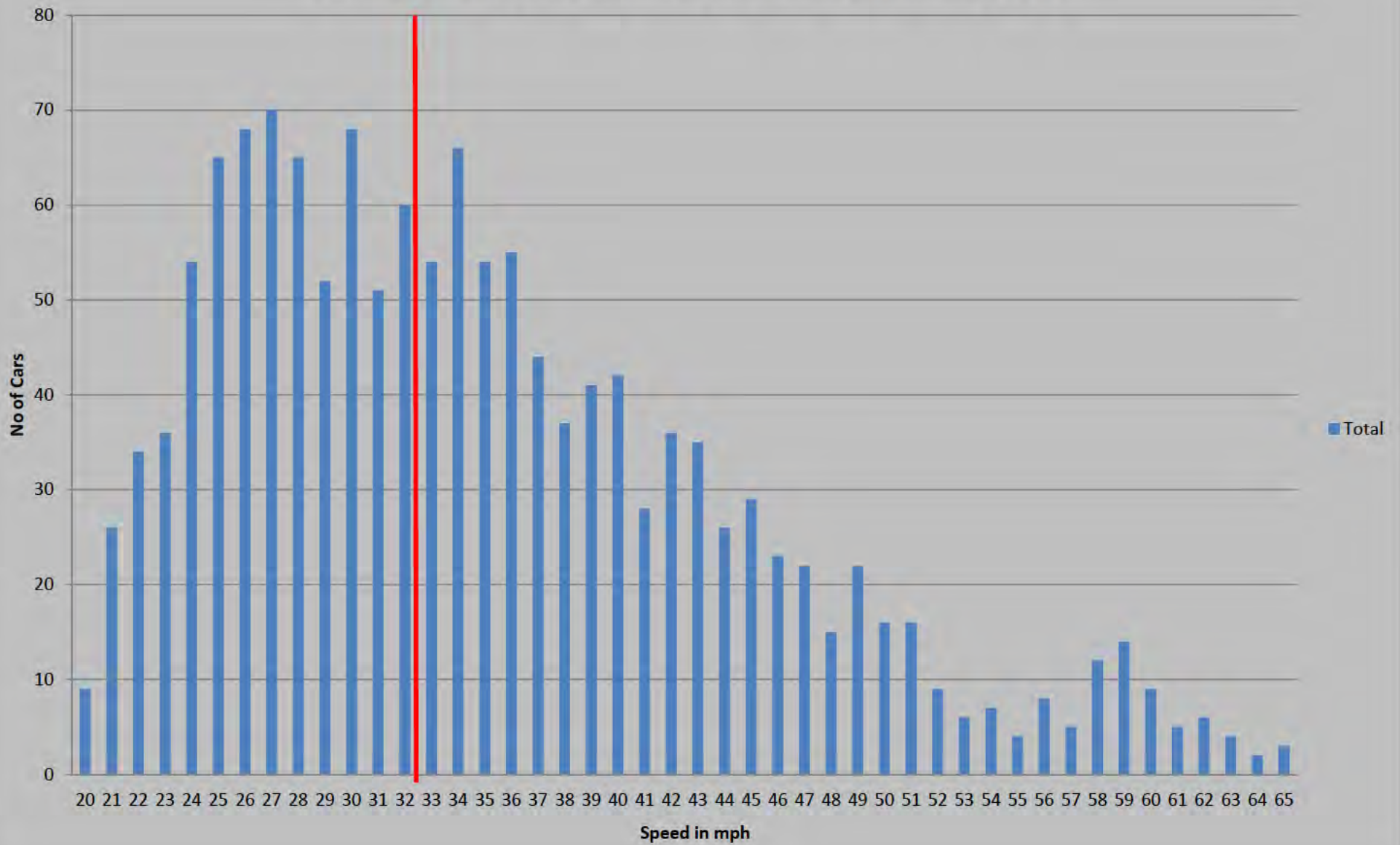
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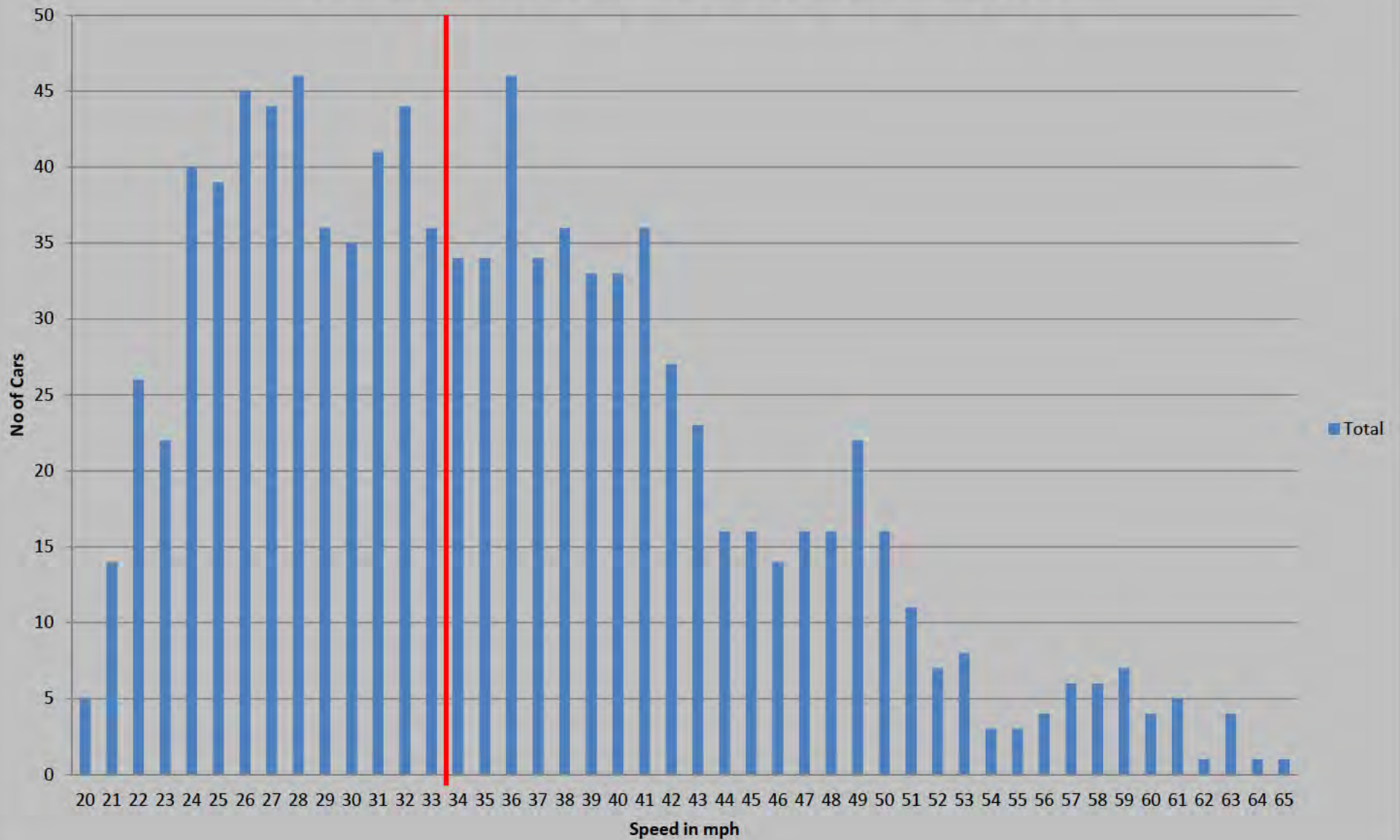
### Car Speeds in Goring Road on 25th November 2021



### Car Speeds in Goring Road on 26th November 2021

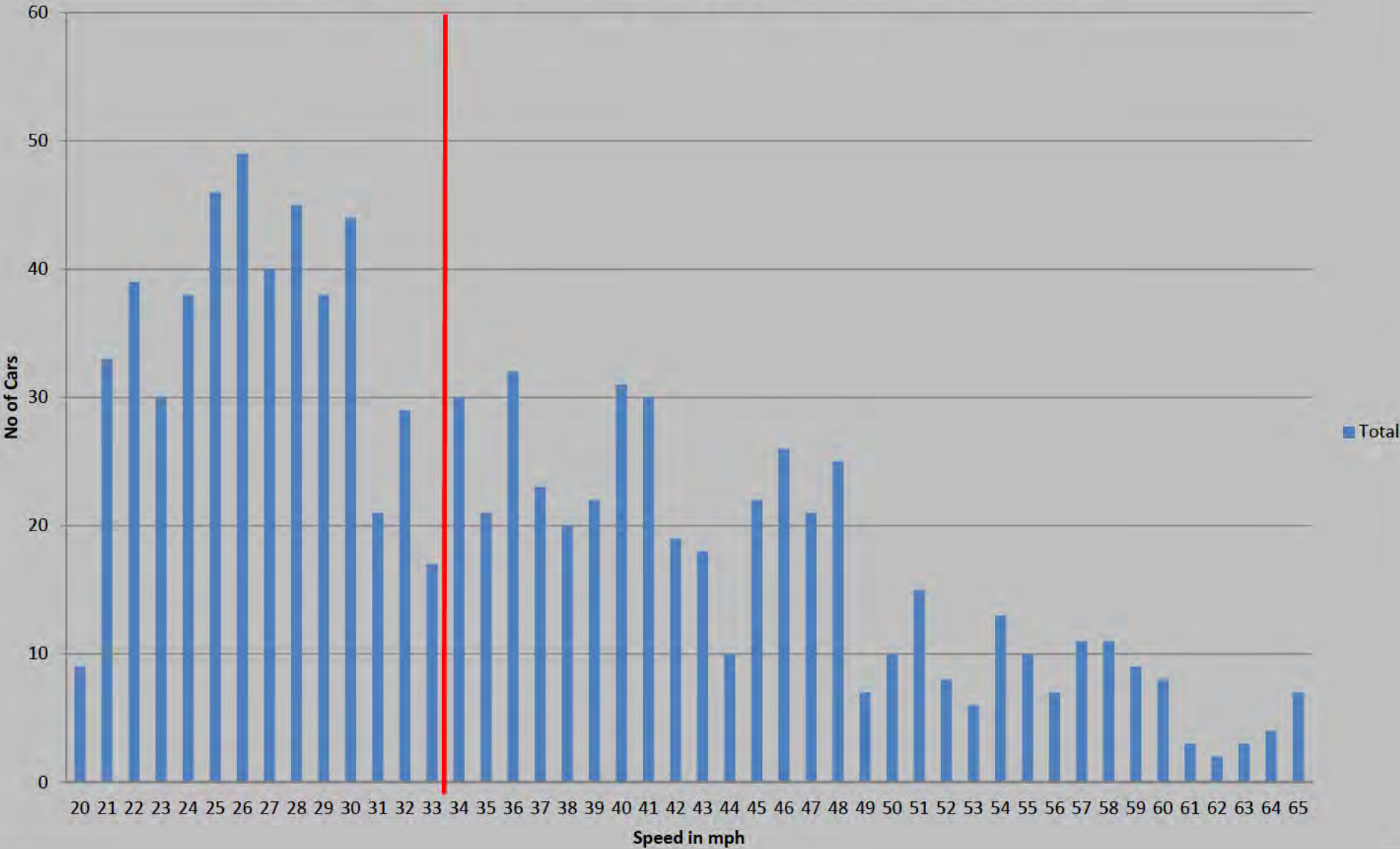


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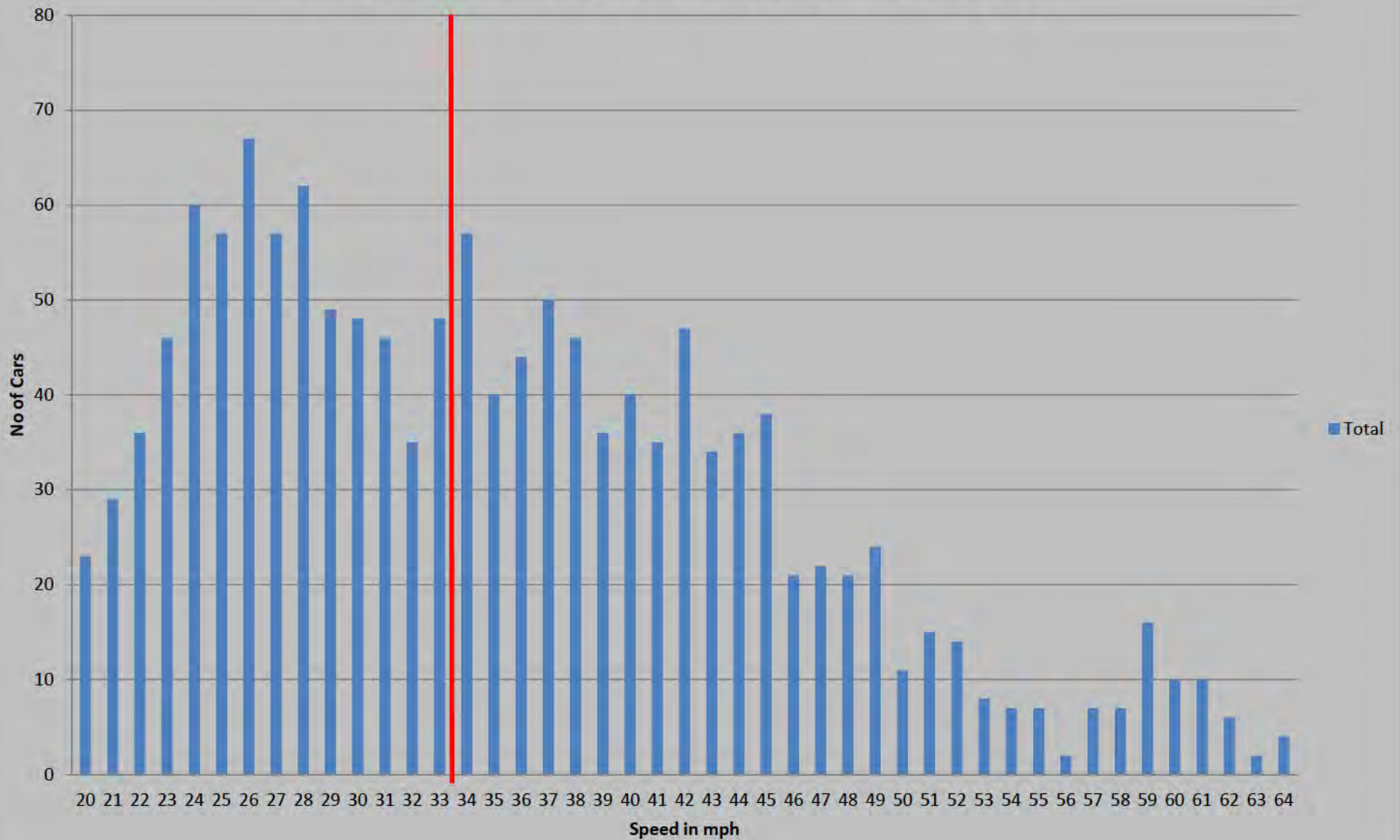




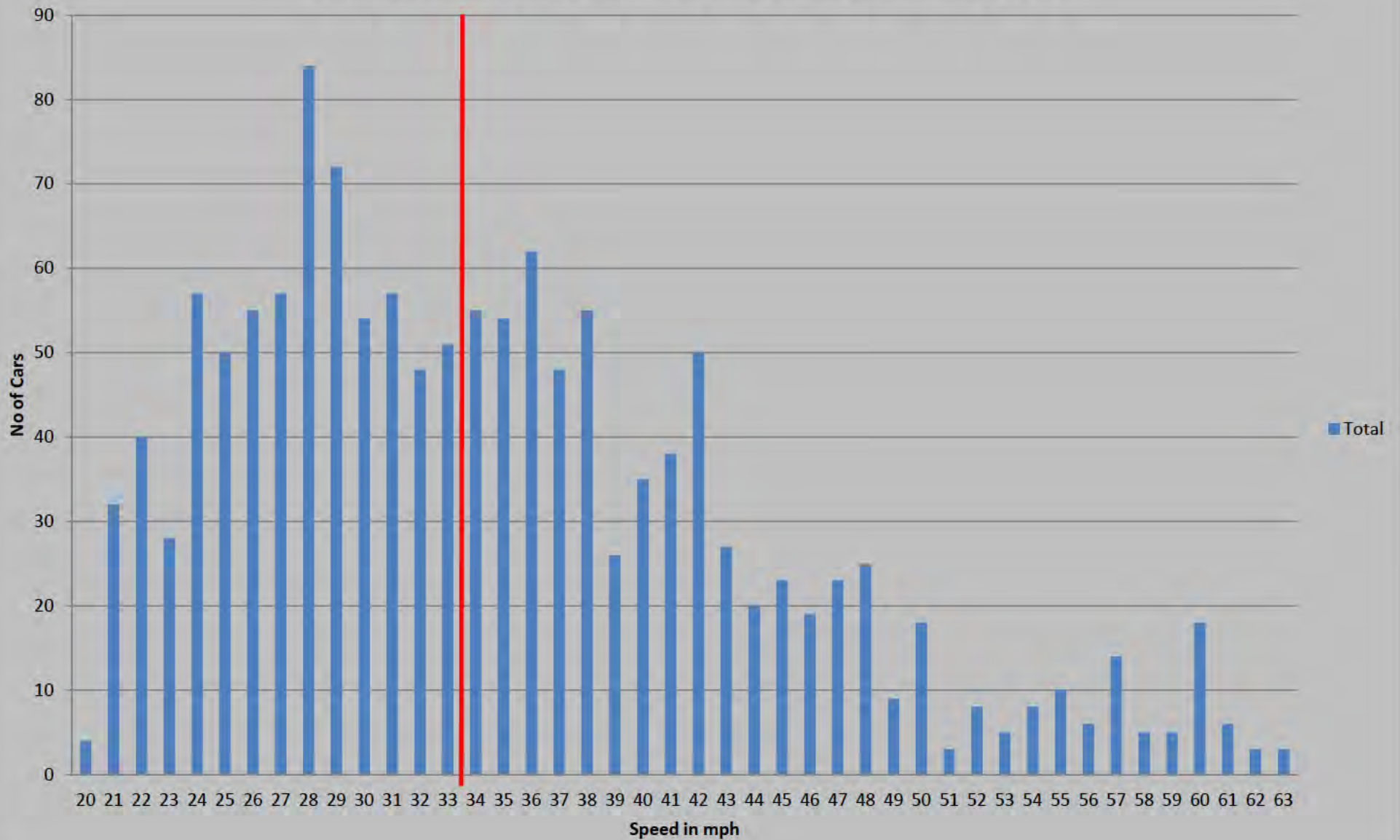
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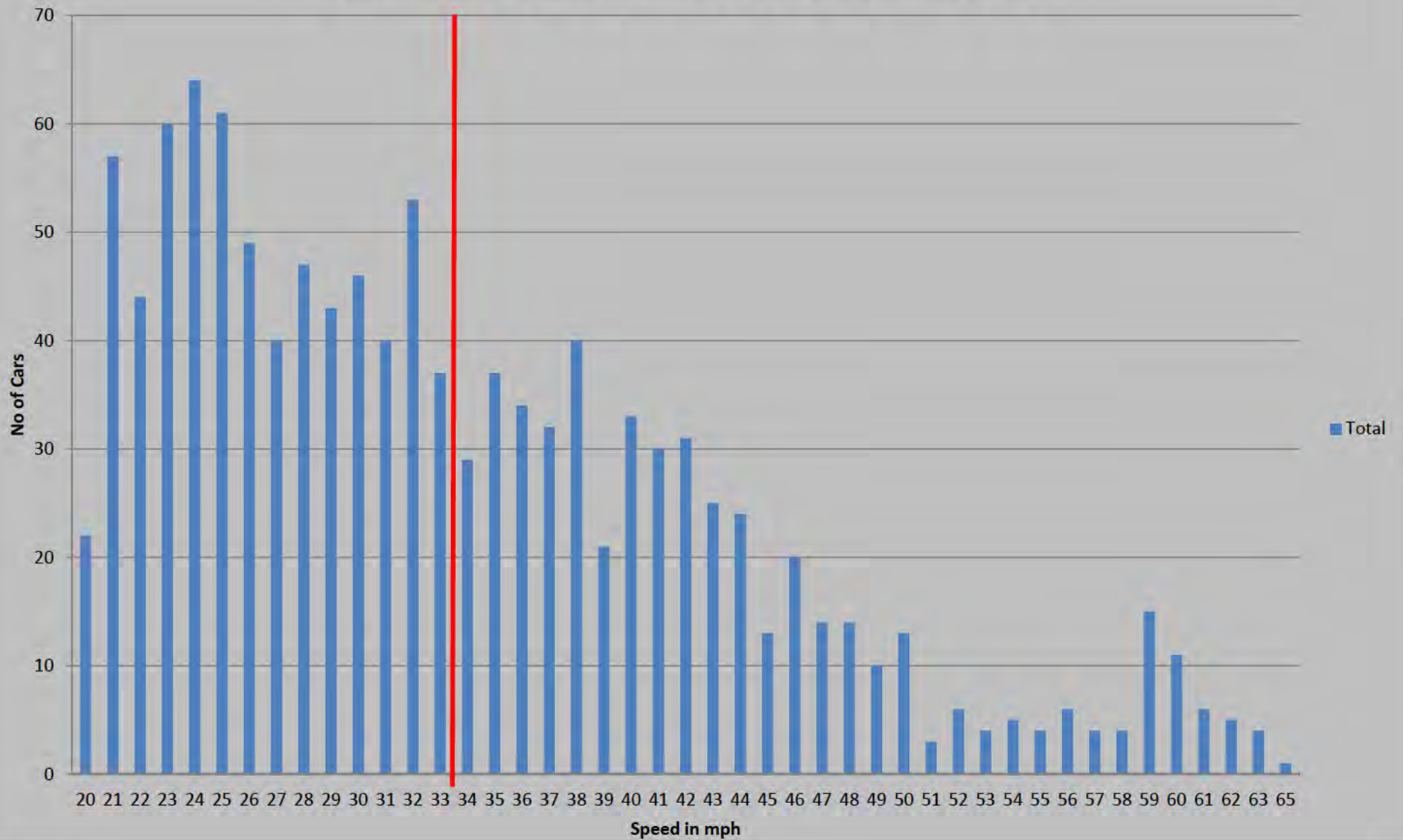
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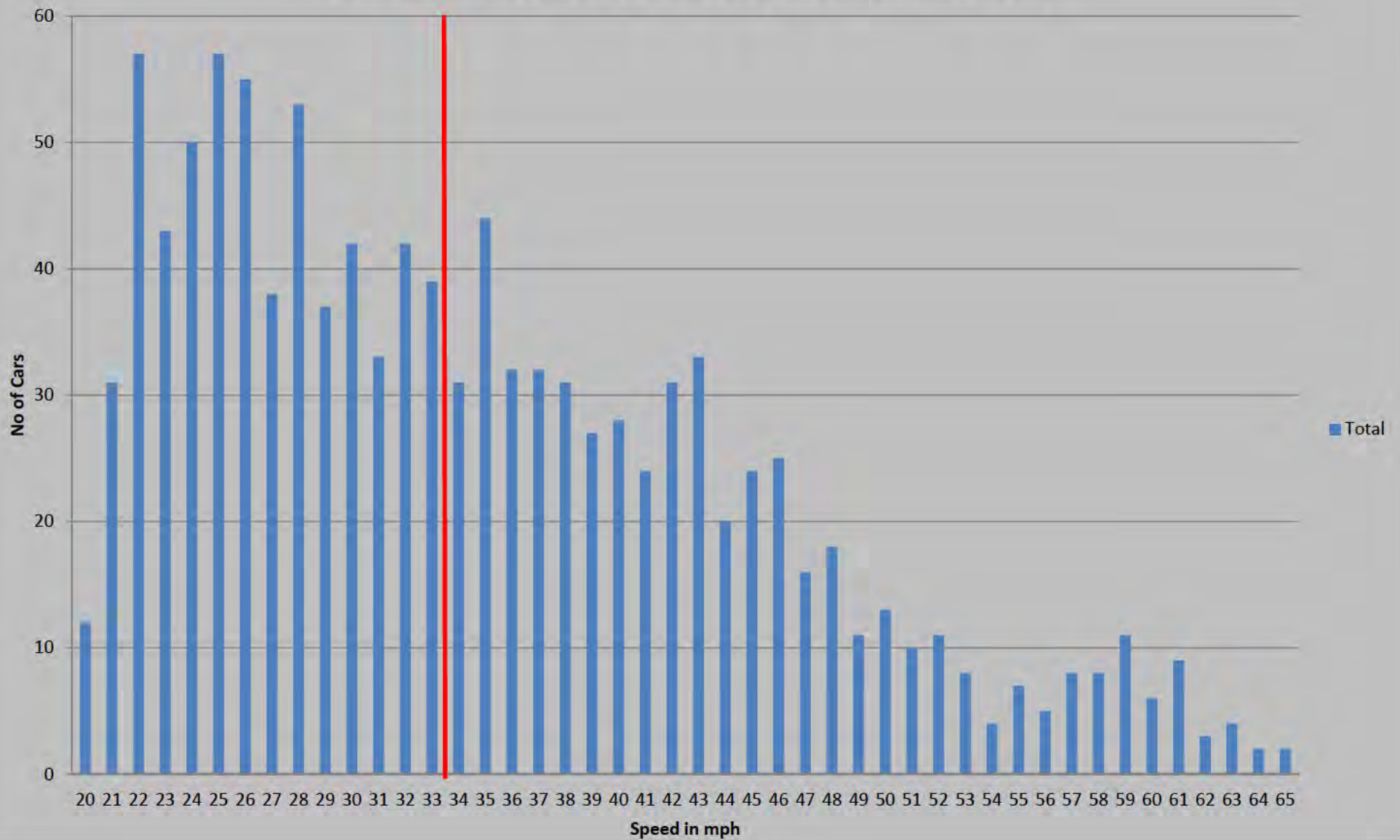
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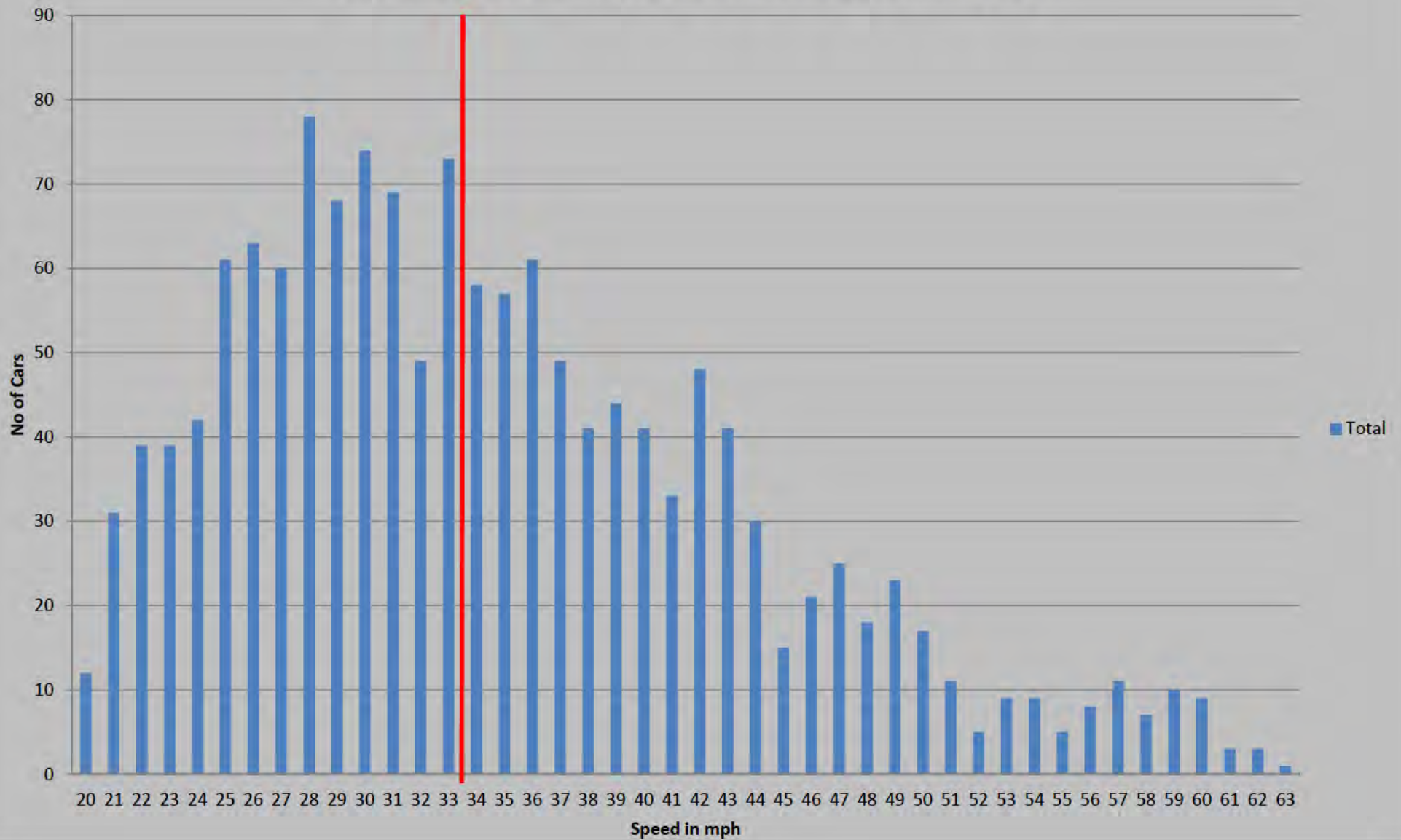
### Car Speeds in Goring Road on 1st December 2021



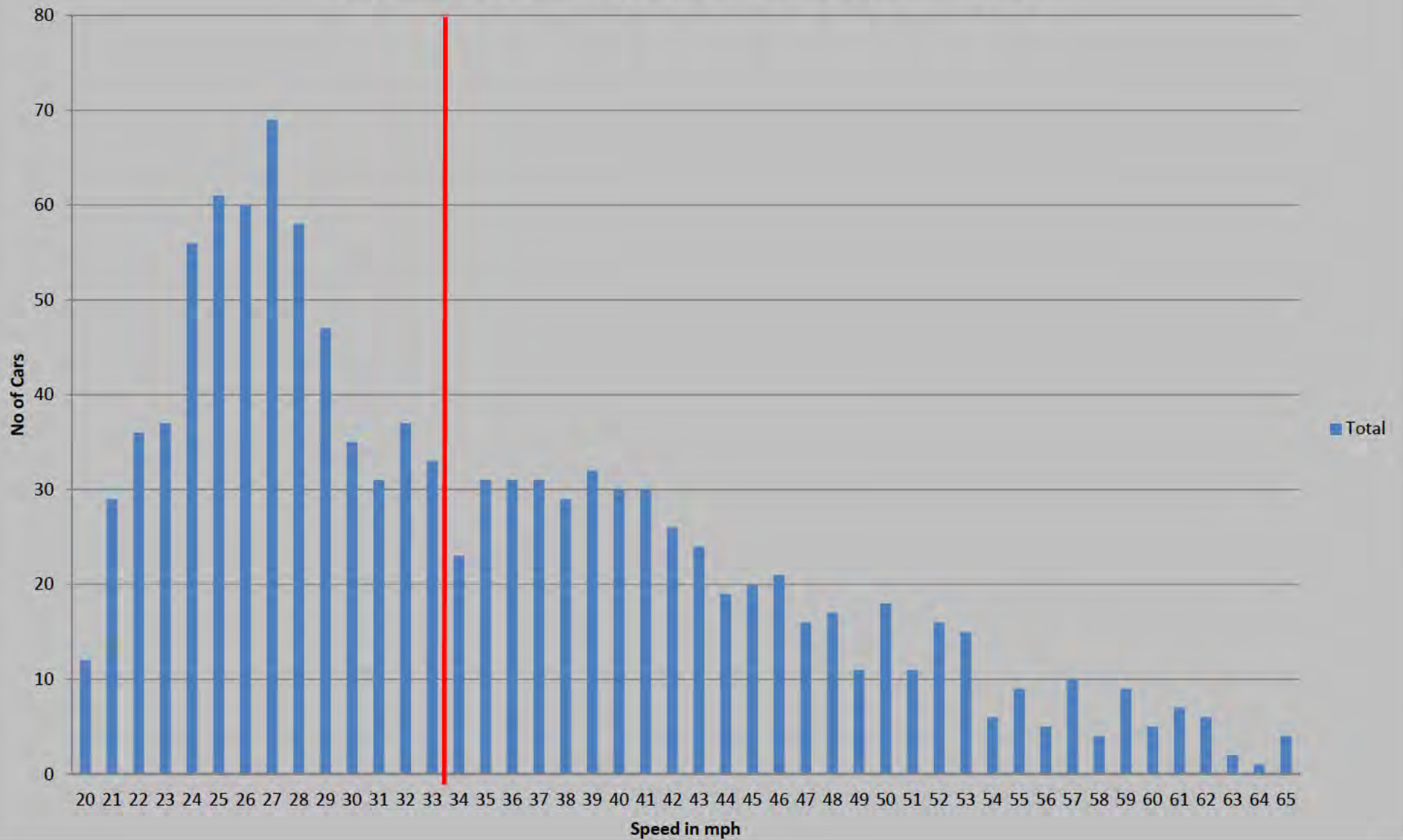
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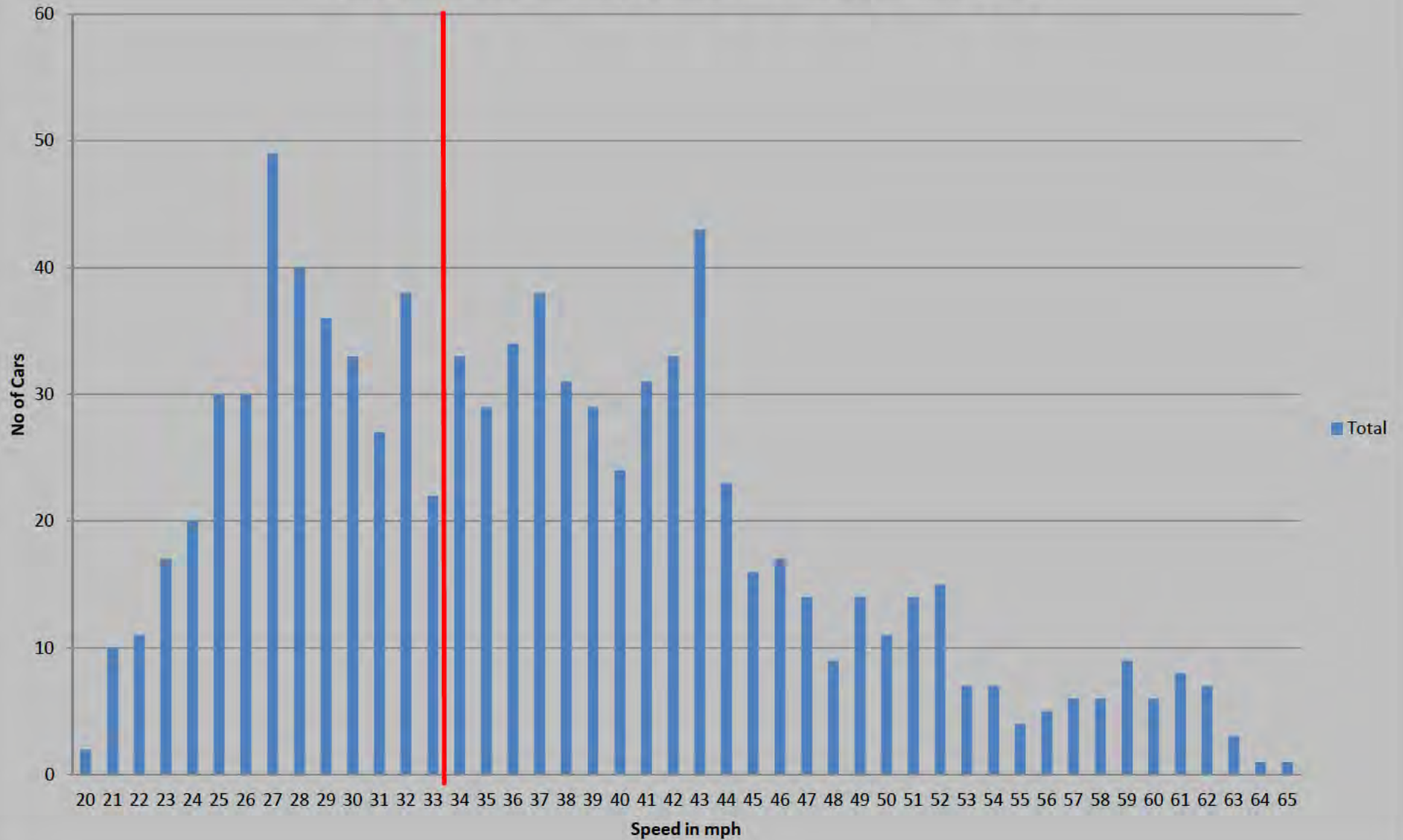
## Car Speeds in Goring Road on 3rd December 2021



## Car Speeds in Goring Road on 4th December 2021

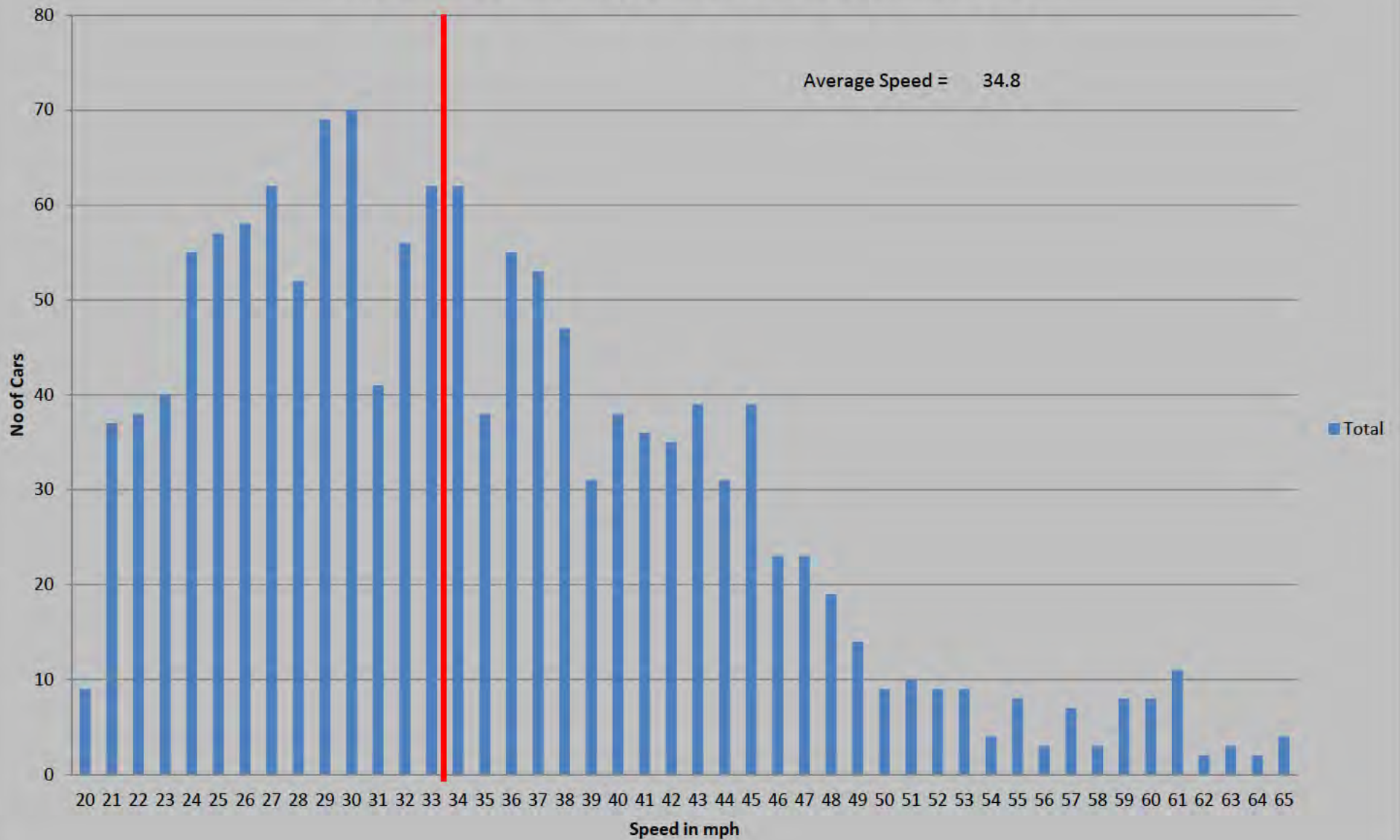


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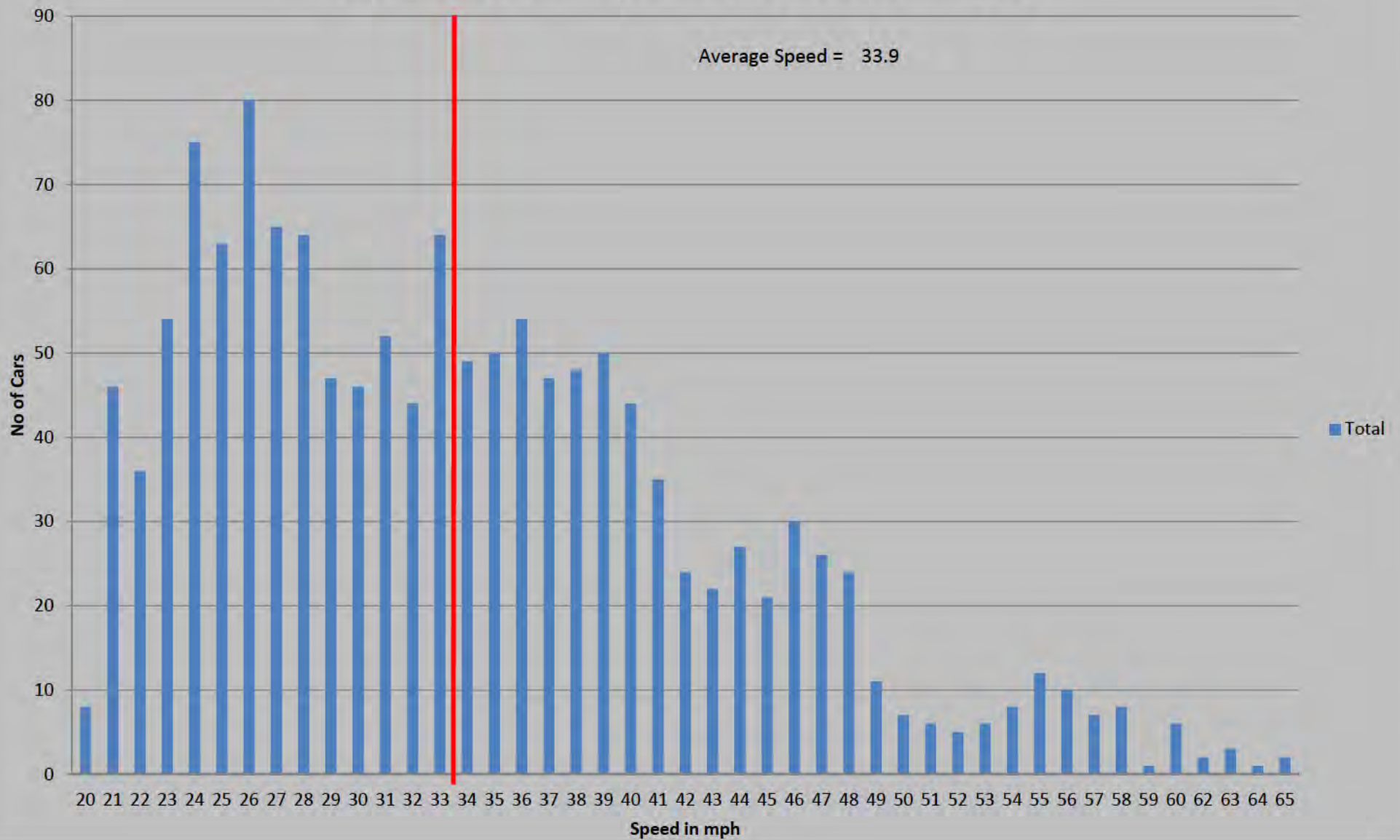




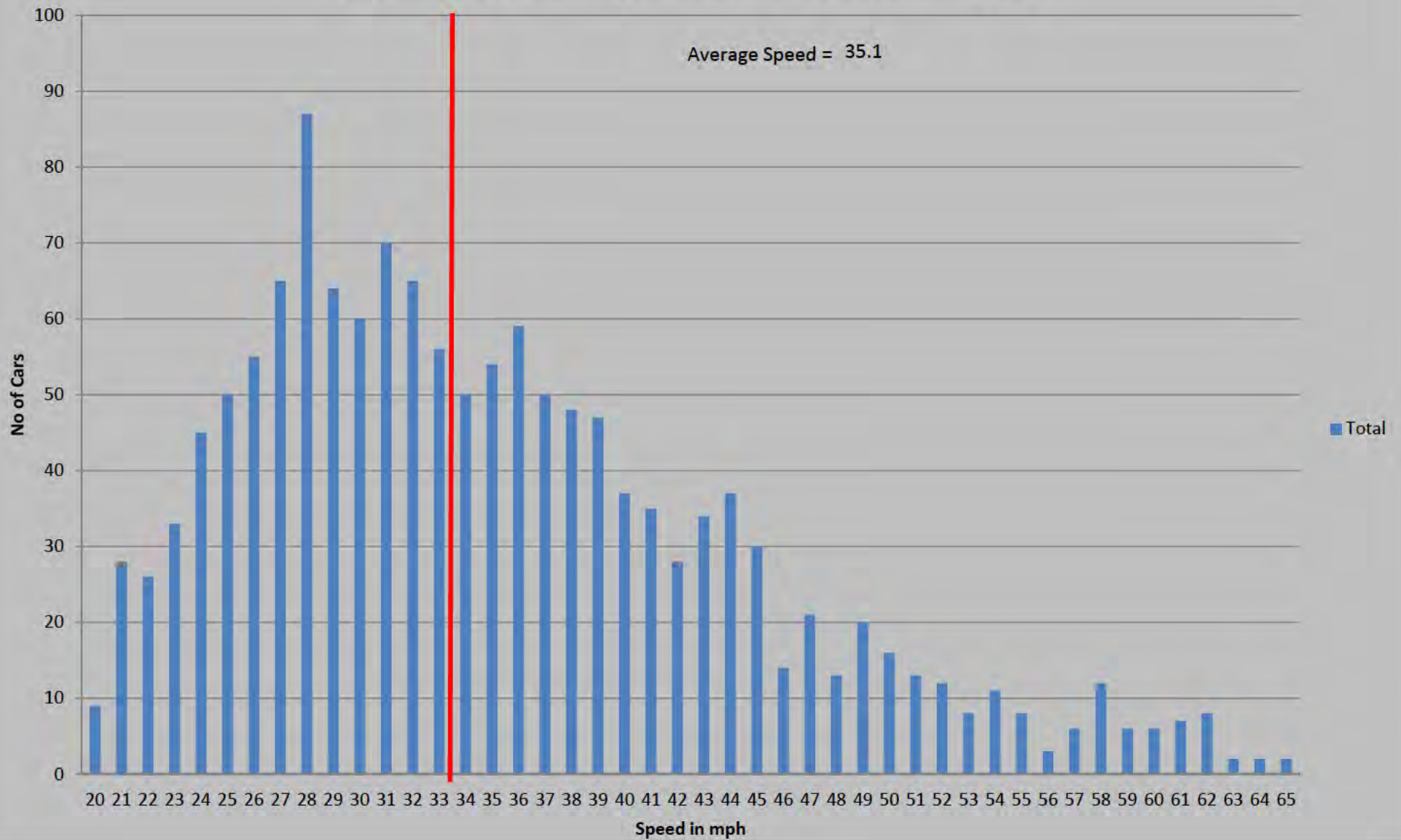
# Car Speeds in Goring Road on 6th December 2021



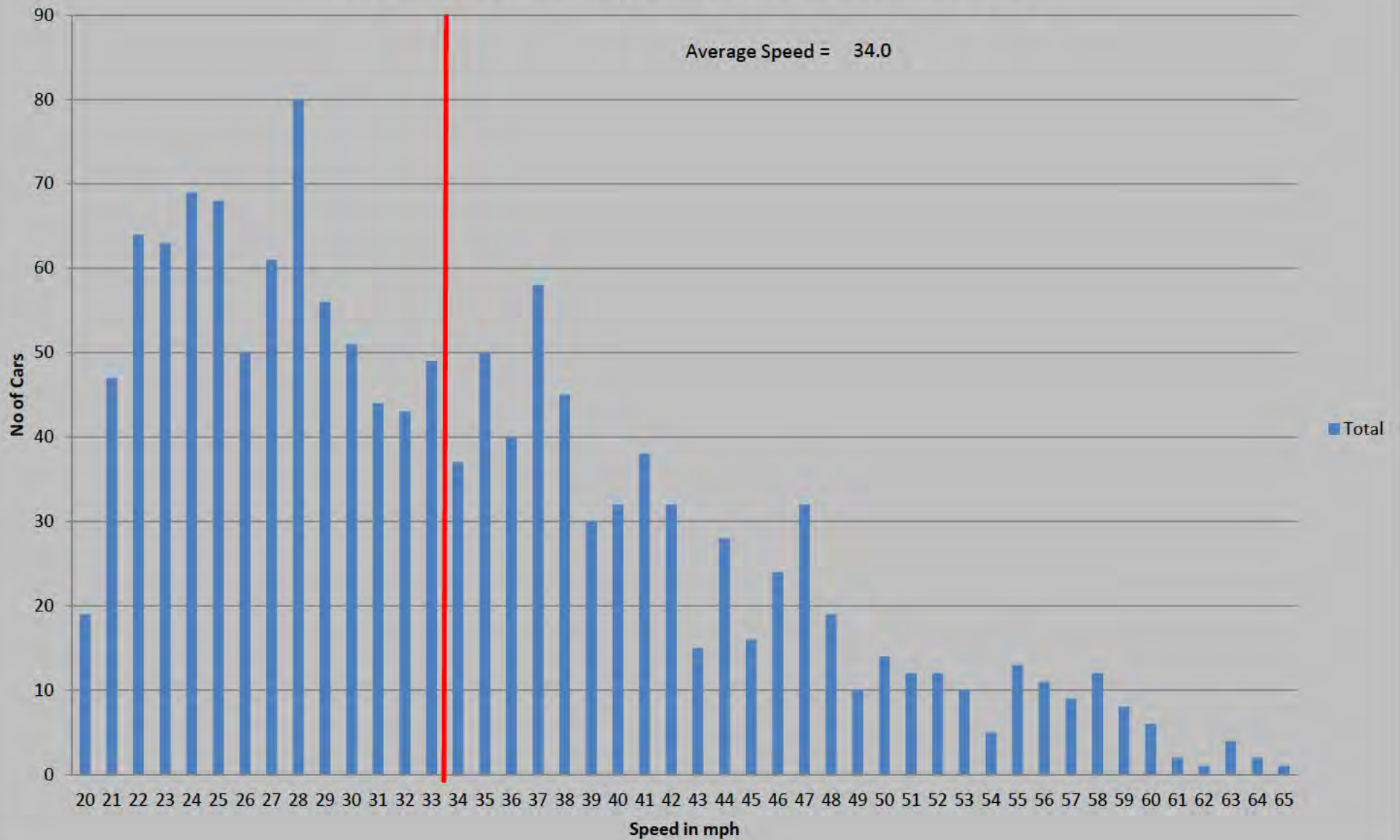
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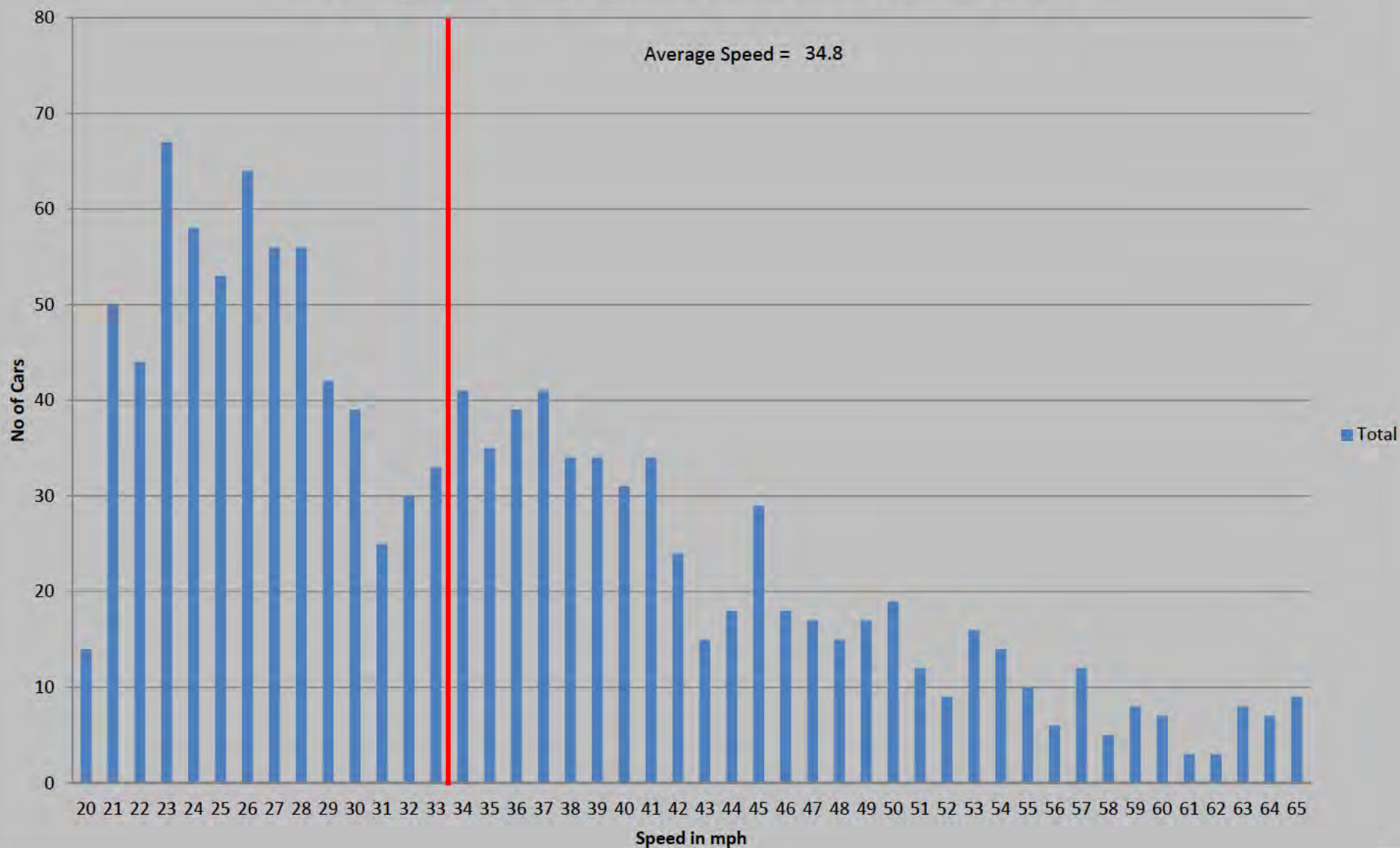
# Car Speeds in Goring Road on 8th December 2021



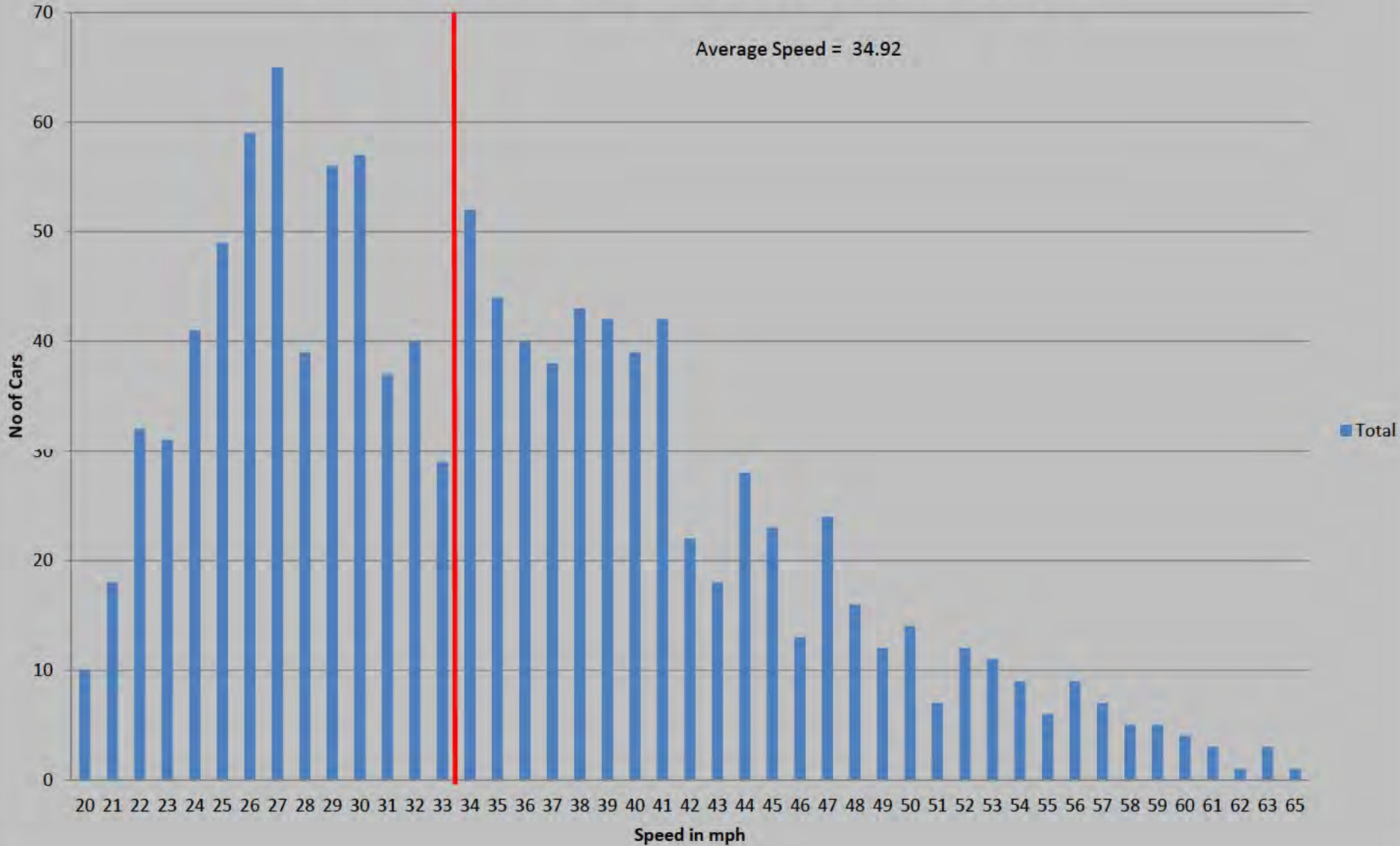
# Car Speeds in Goring Road on 9th December 2021



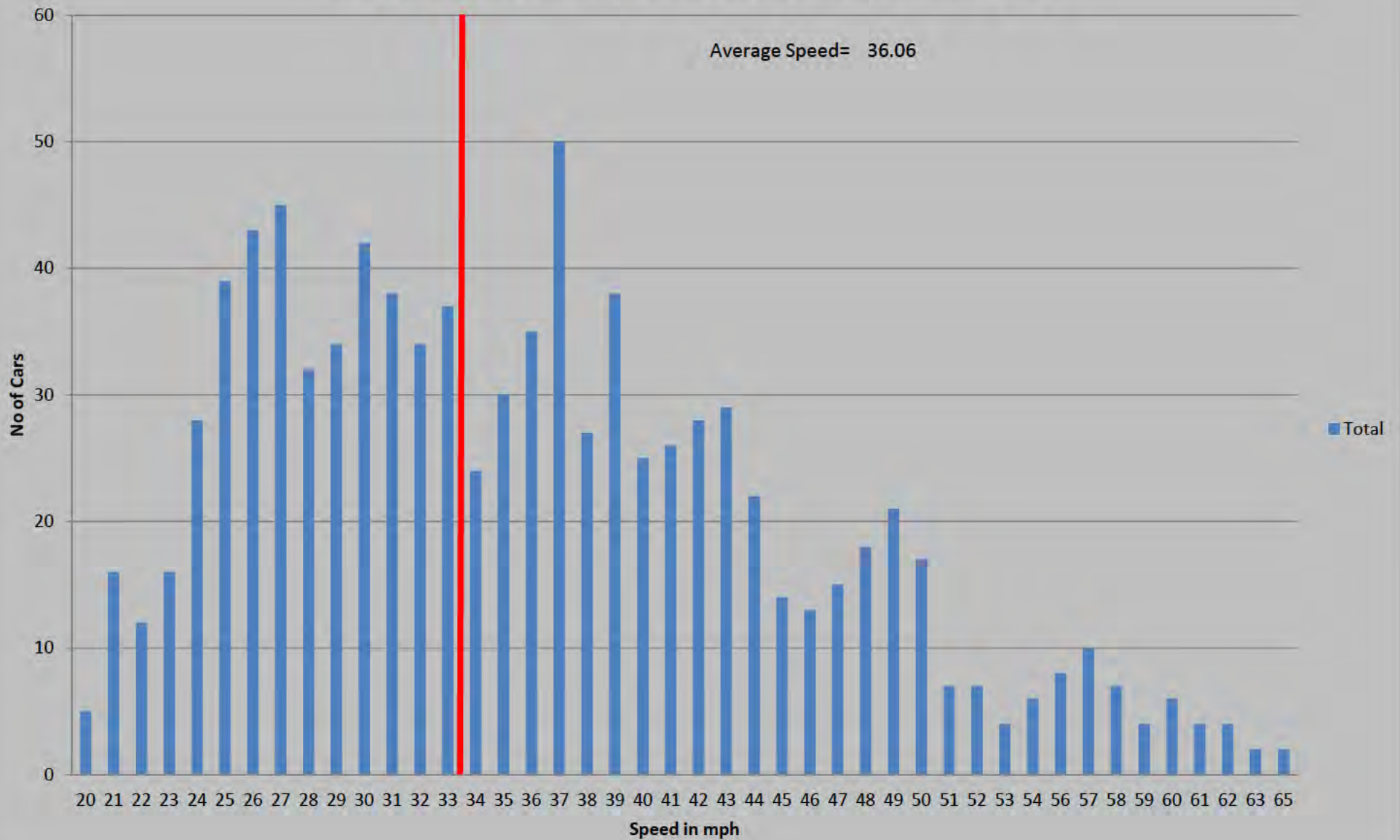
## Car Speeds in Goring Road on 10th December 2021



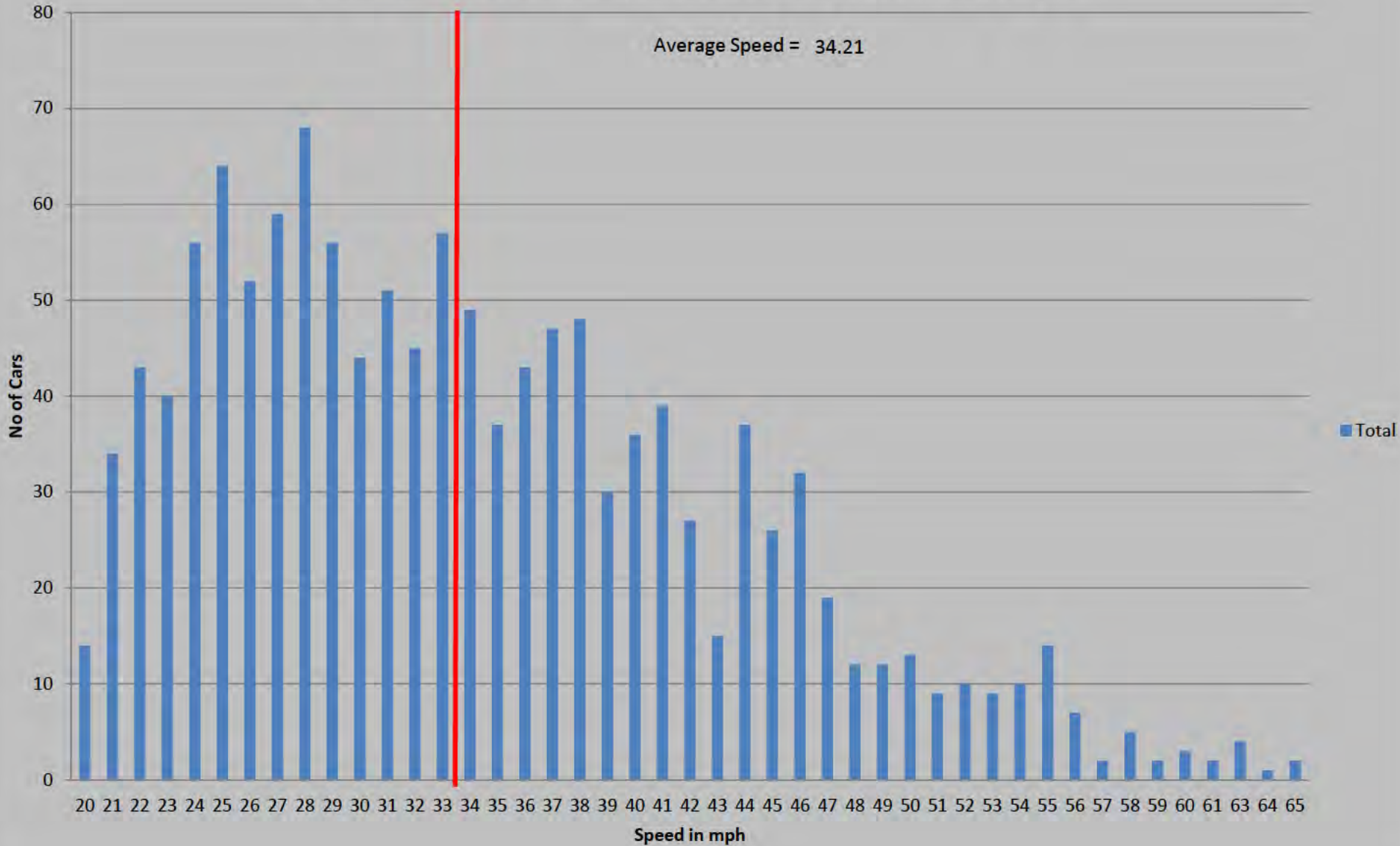
# Car Speeds in Goring Road on 11th December 2021



## Cars Speeds in Goring Road on 12th December 2021

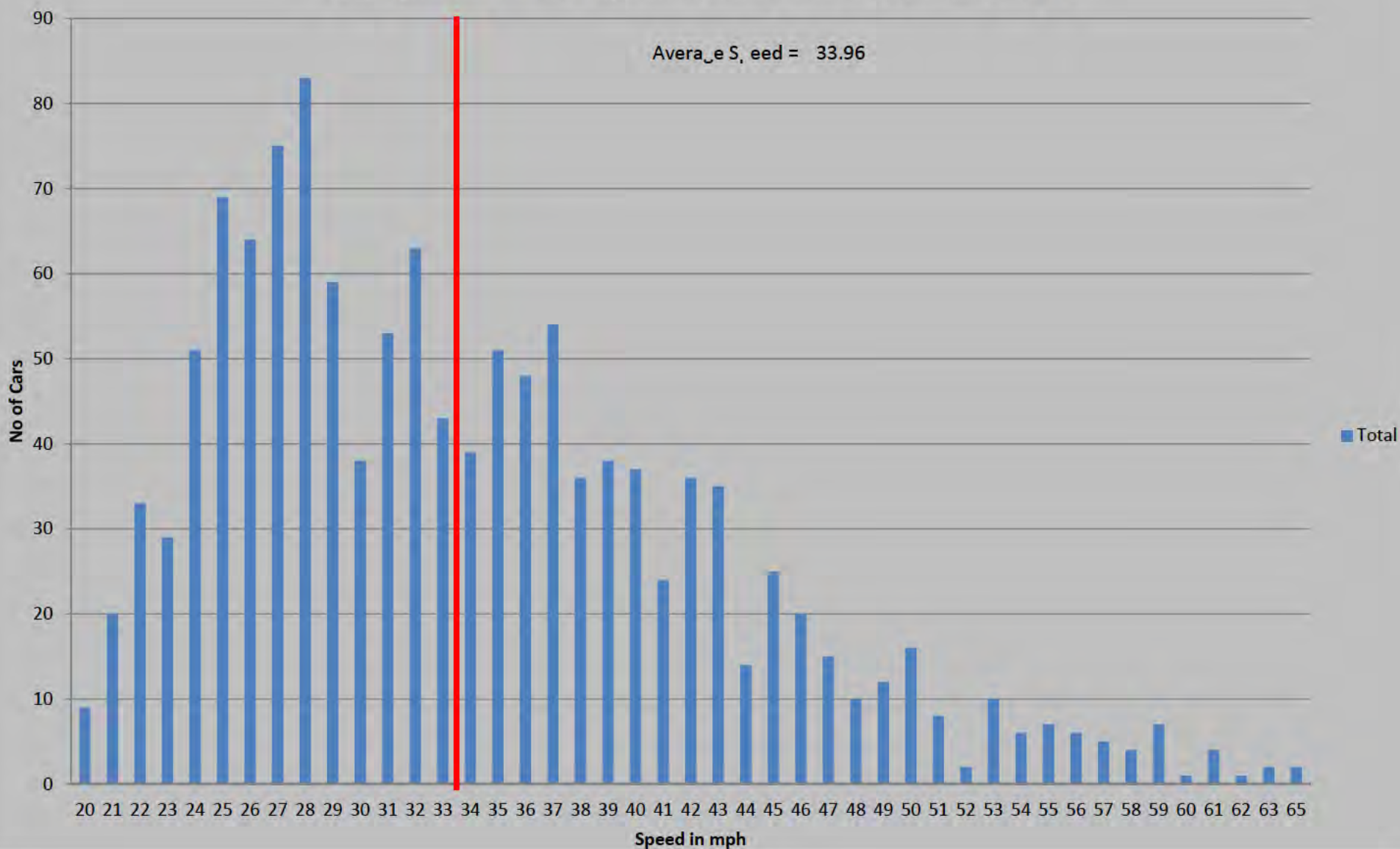


# Car Speeds in Goring Road on 13th December 2021

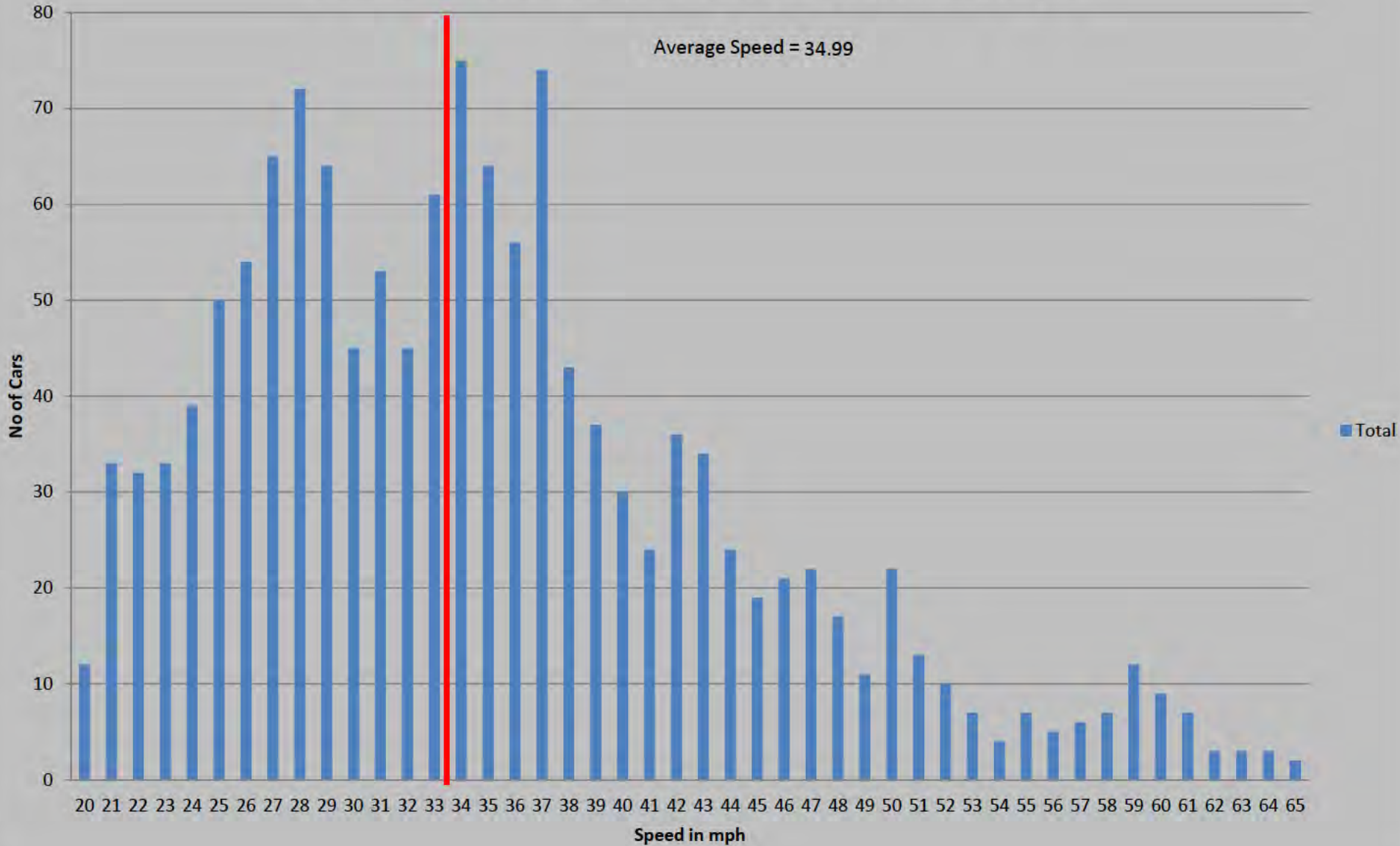




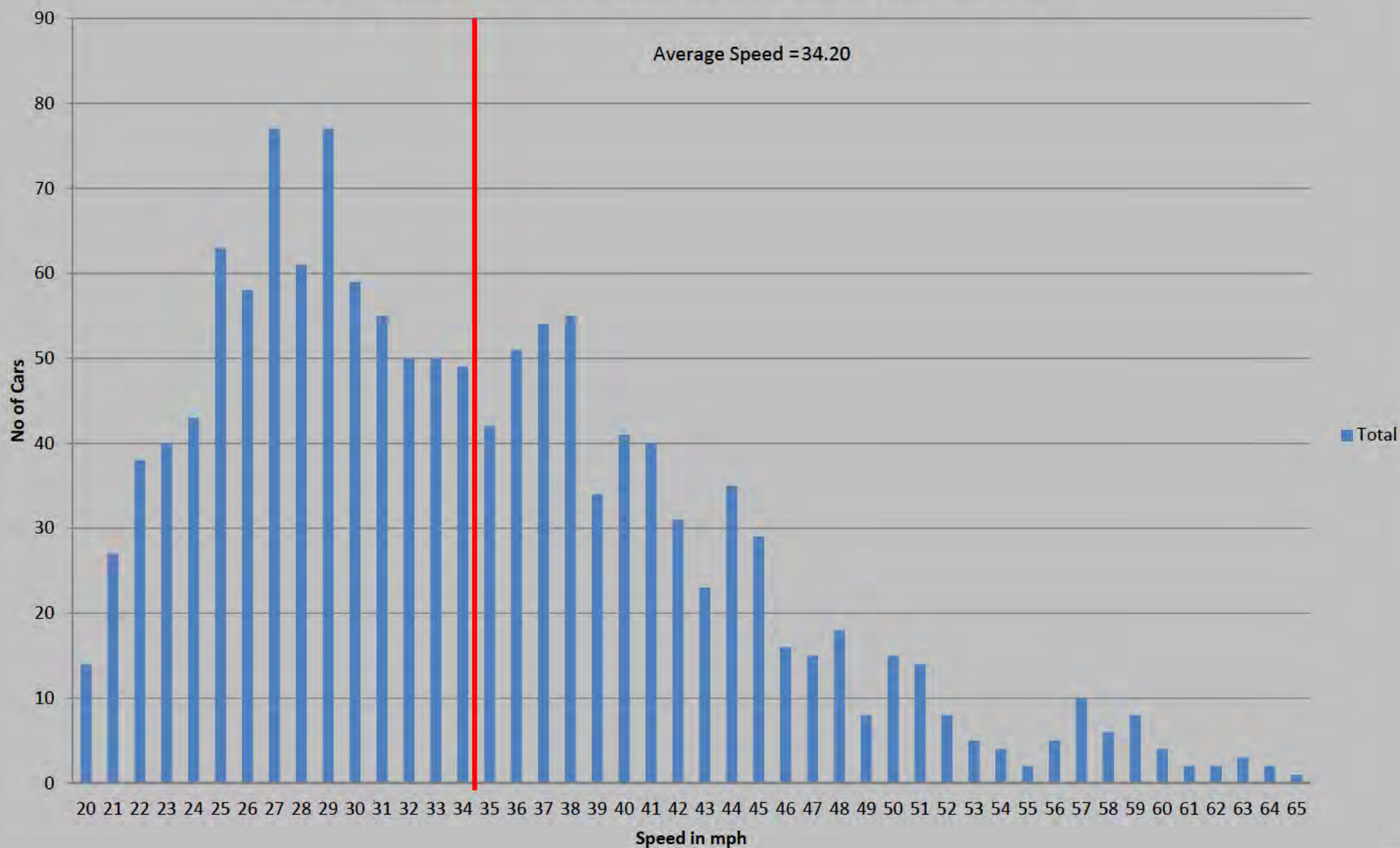
# Car Speeds in Goring Road on 14th December 2021



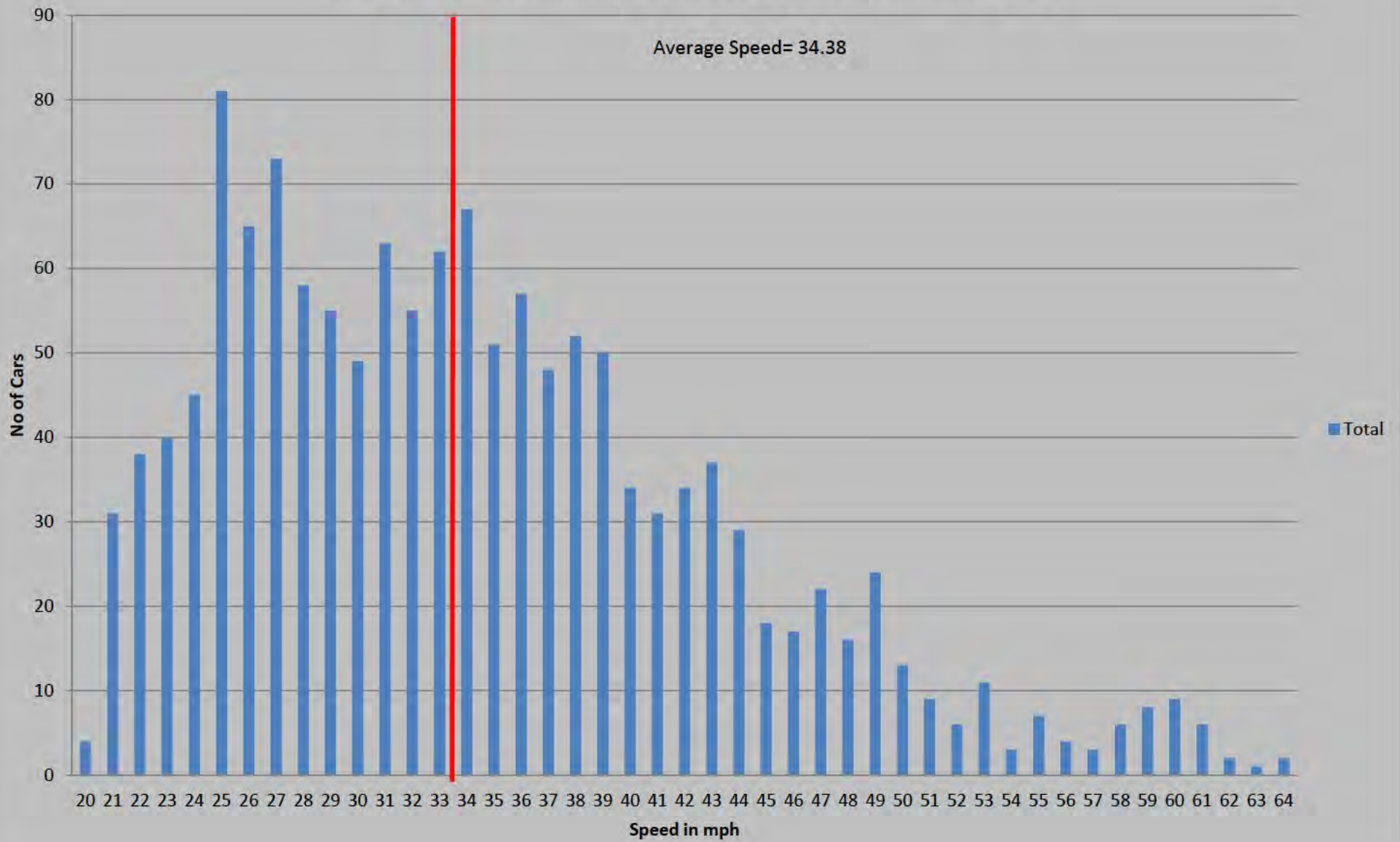
# Car Speeds in Goring Road on 15th December 2021



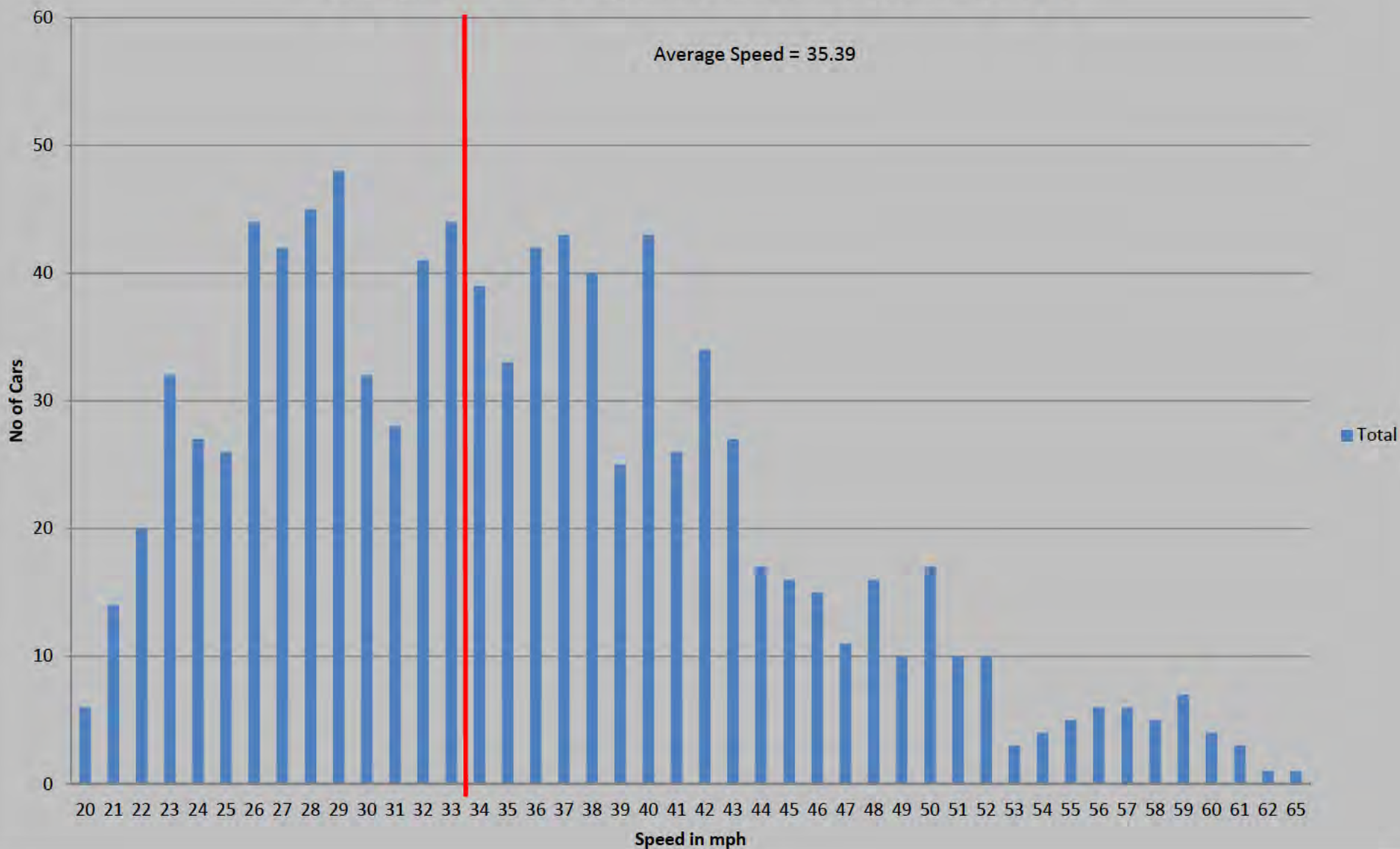
# Car Speeds in Goring Road on 16th December 2021



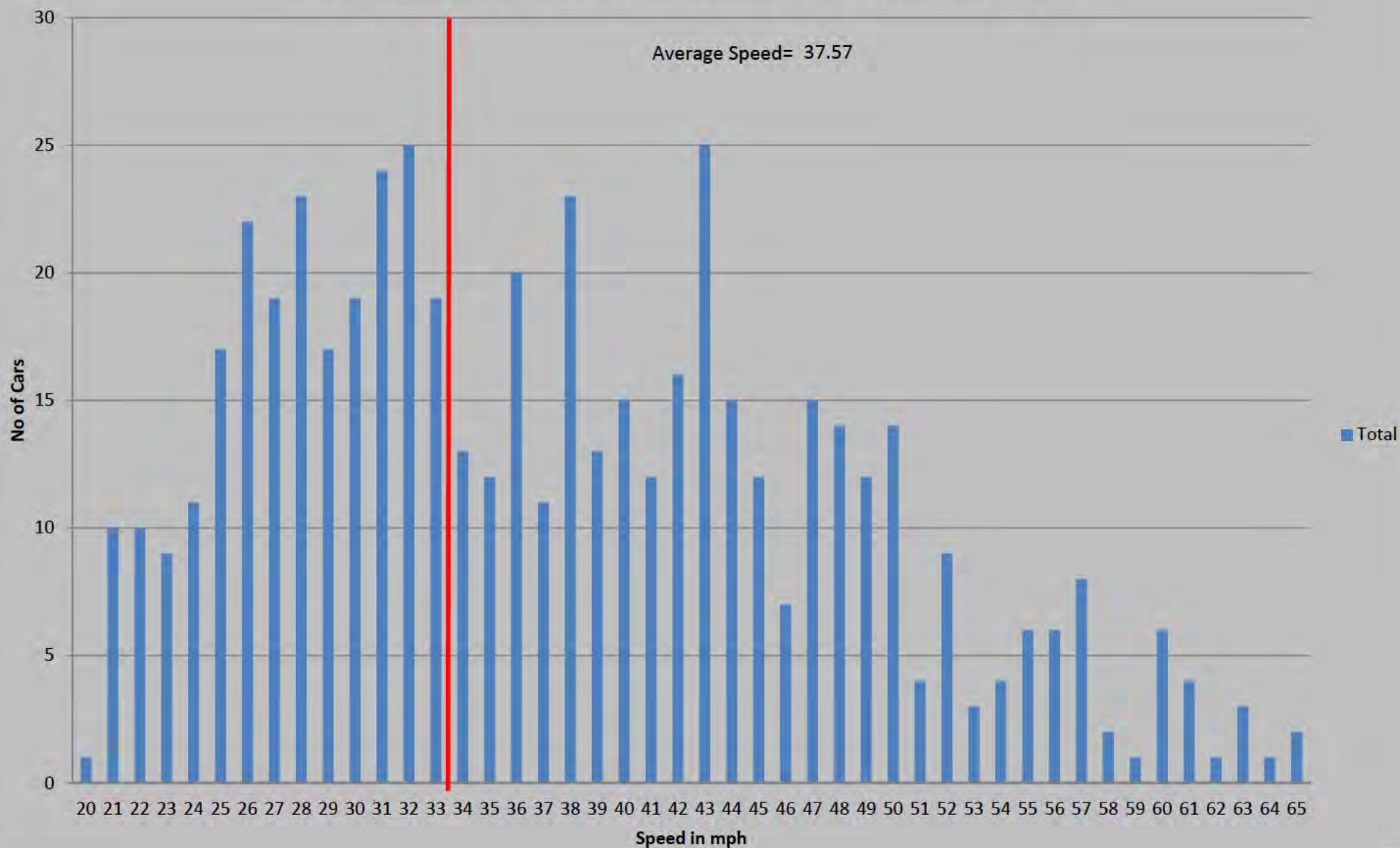
# Cars Speeds in Goring Road on 17th December 2021



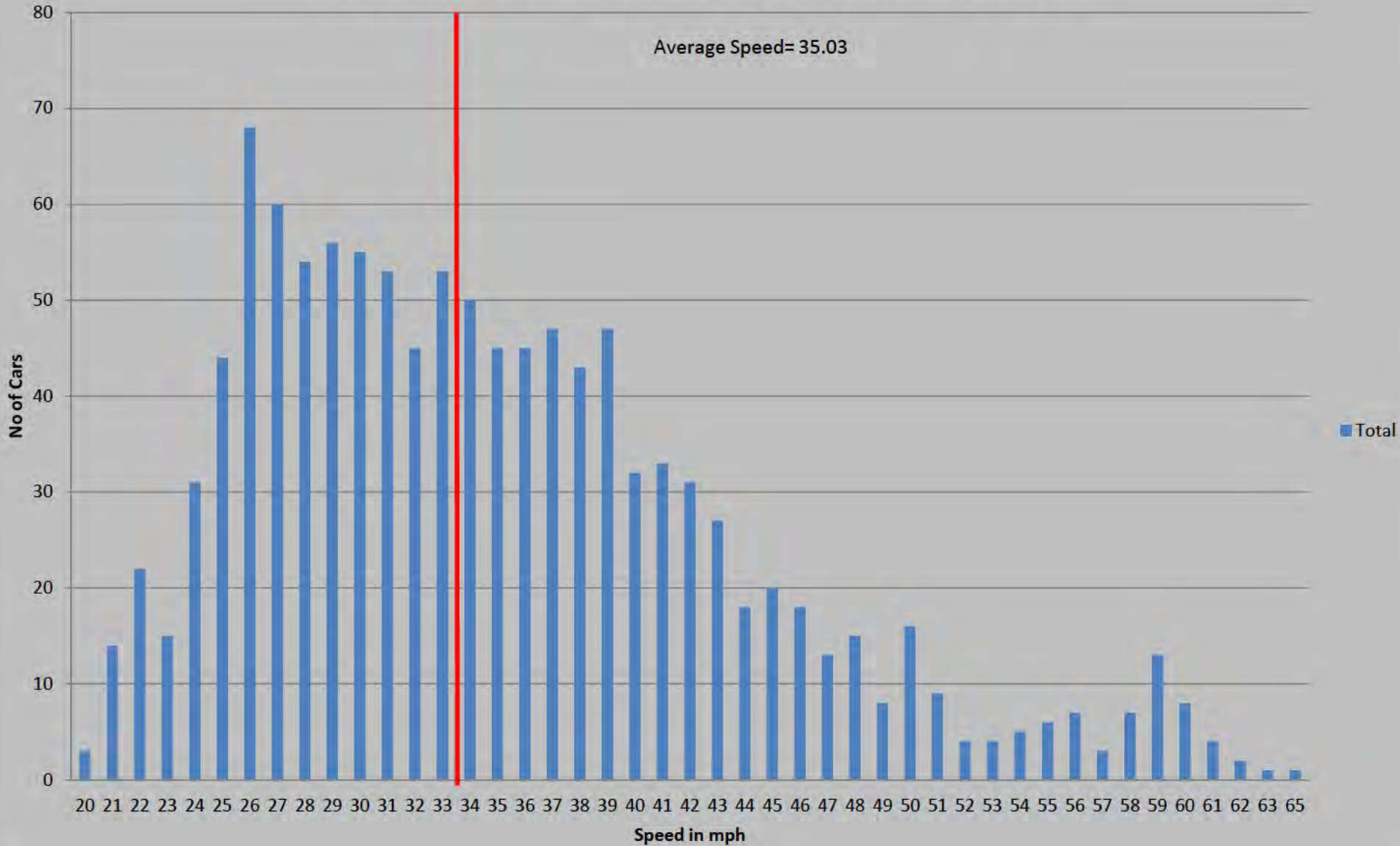
# Car Speeds in Goring Road on 18th December 2021



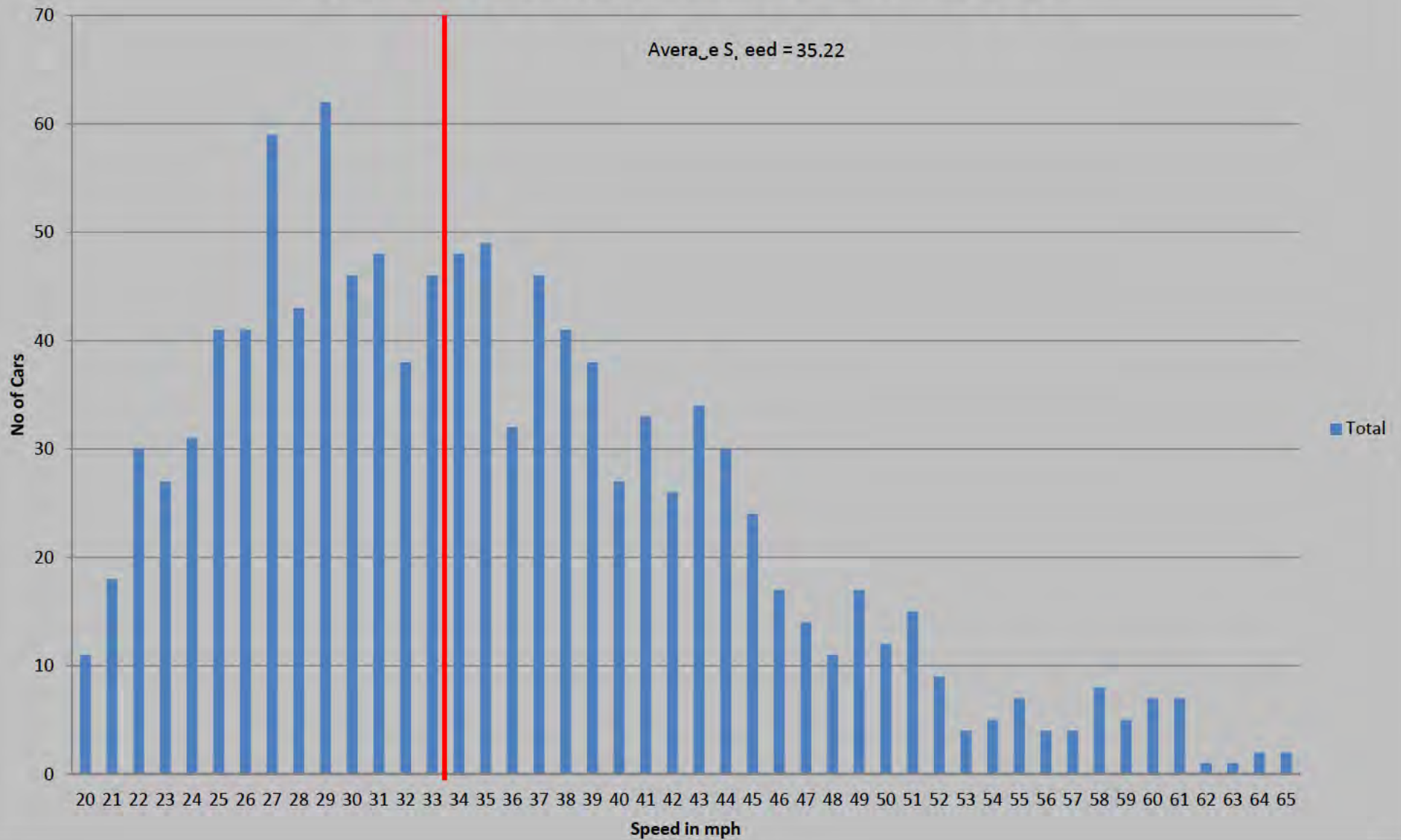
## Car Speeds in Goring Road on 19th December 2021



# Car Speeds in Goring Road on 20th December 2021



# Car Speeds in Goring Road on 21st December 2021

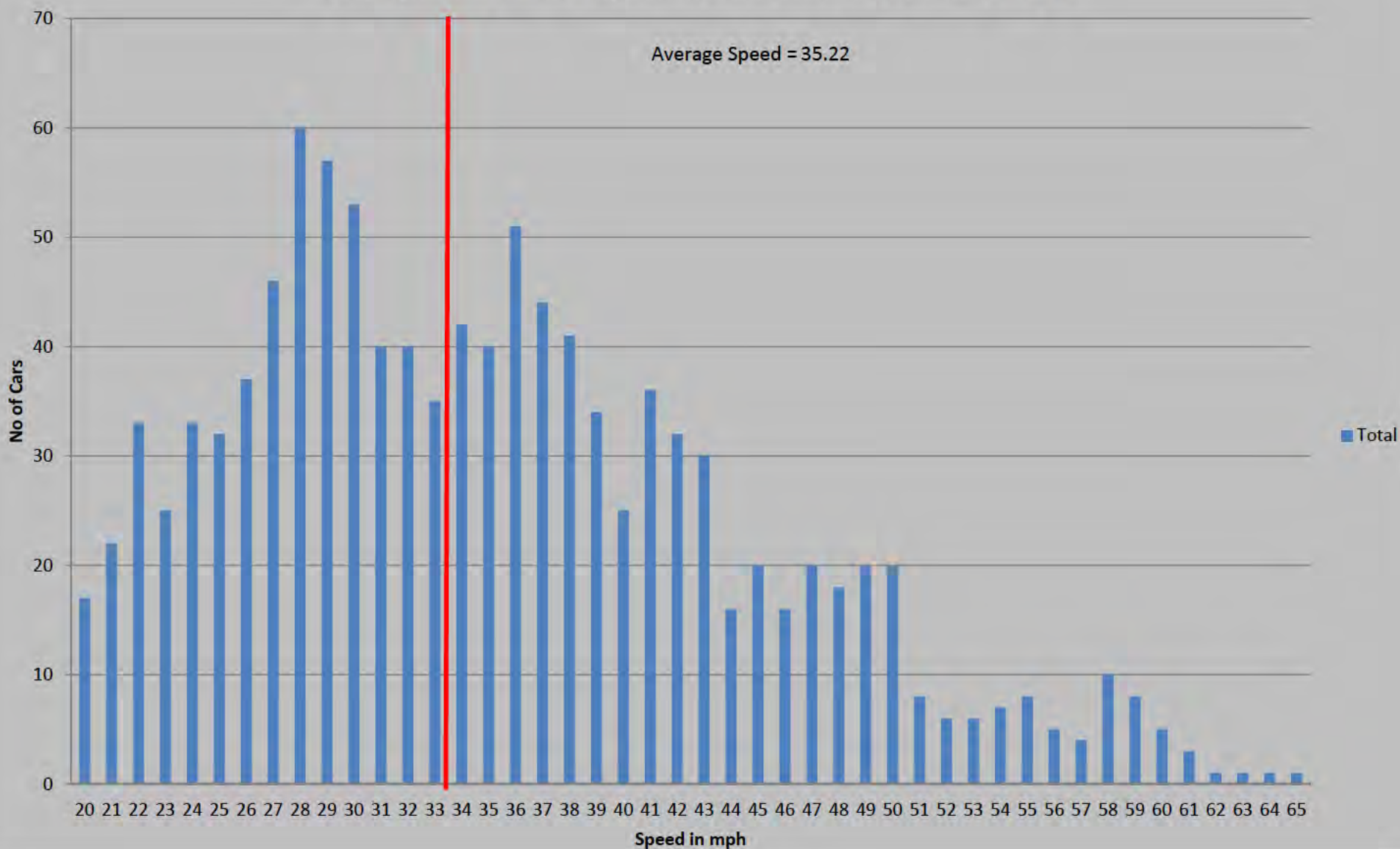




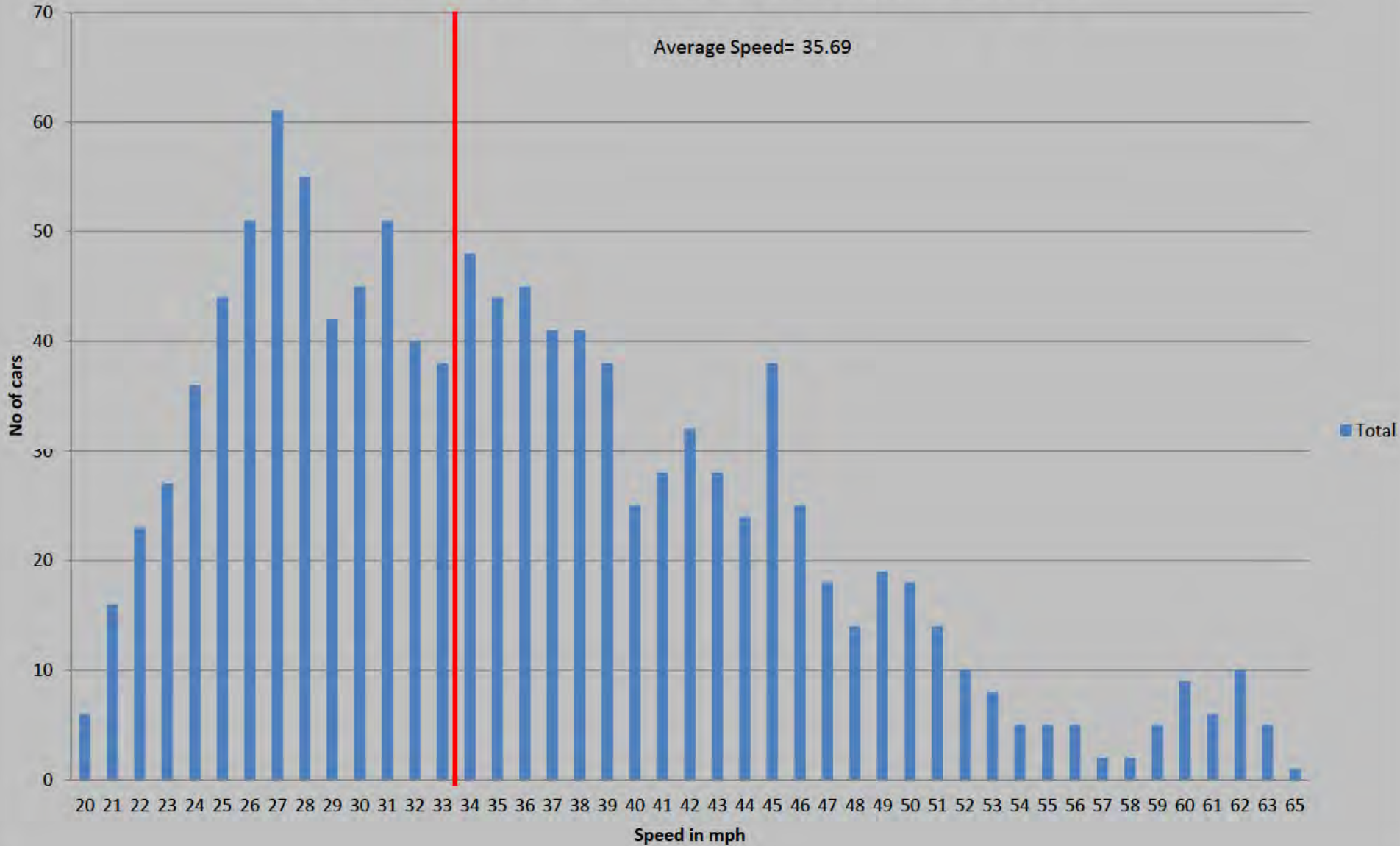
## Car Speeds in Goring Road on 22nd December 2021



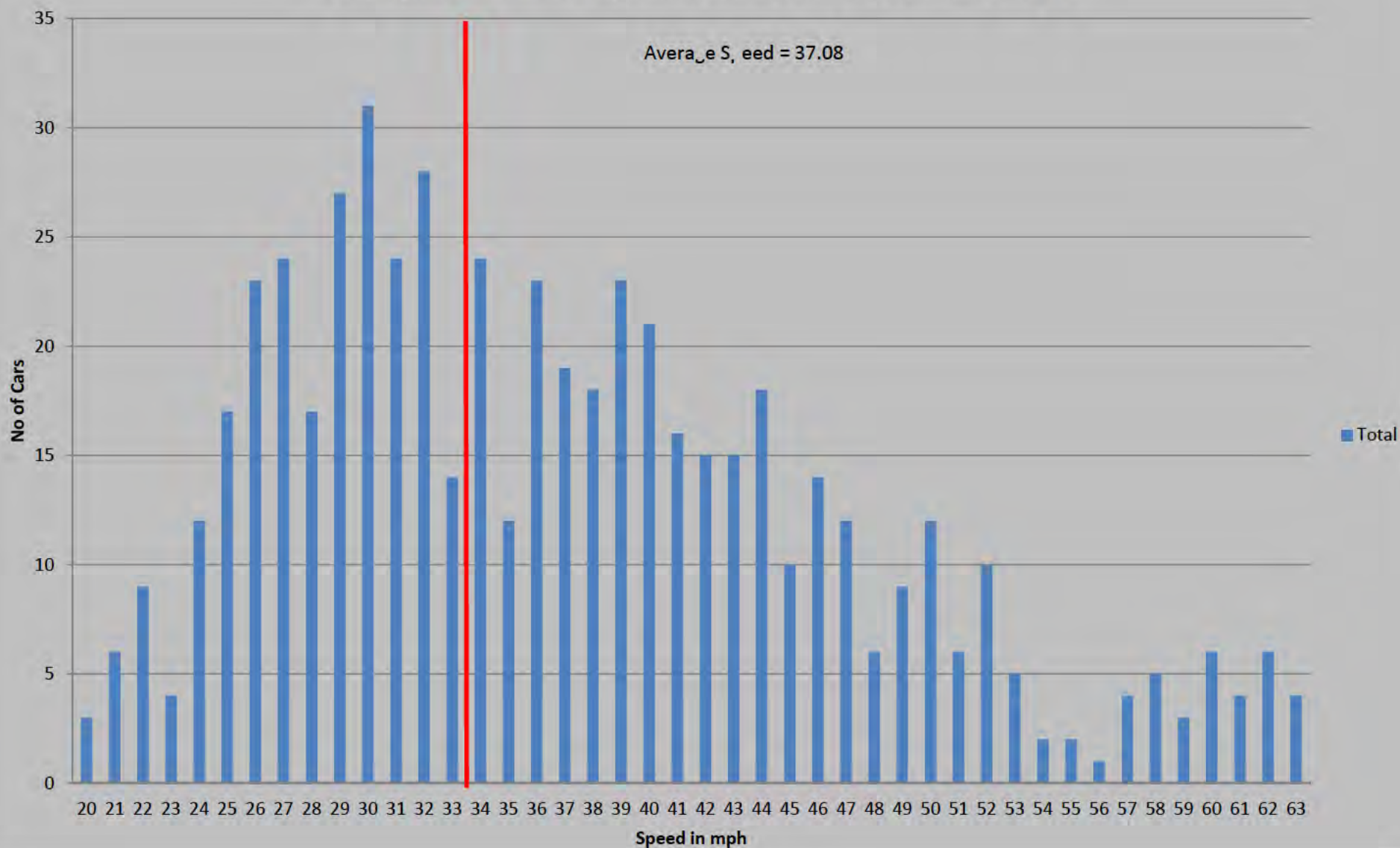
# Car Speeds in Goring Road on 23rd December 2021



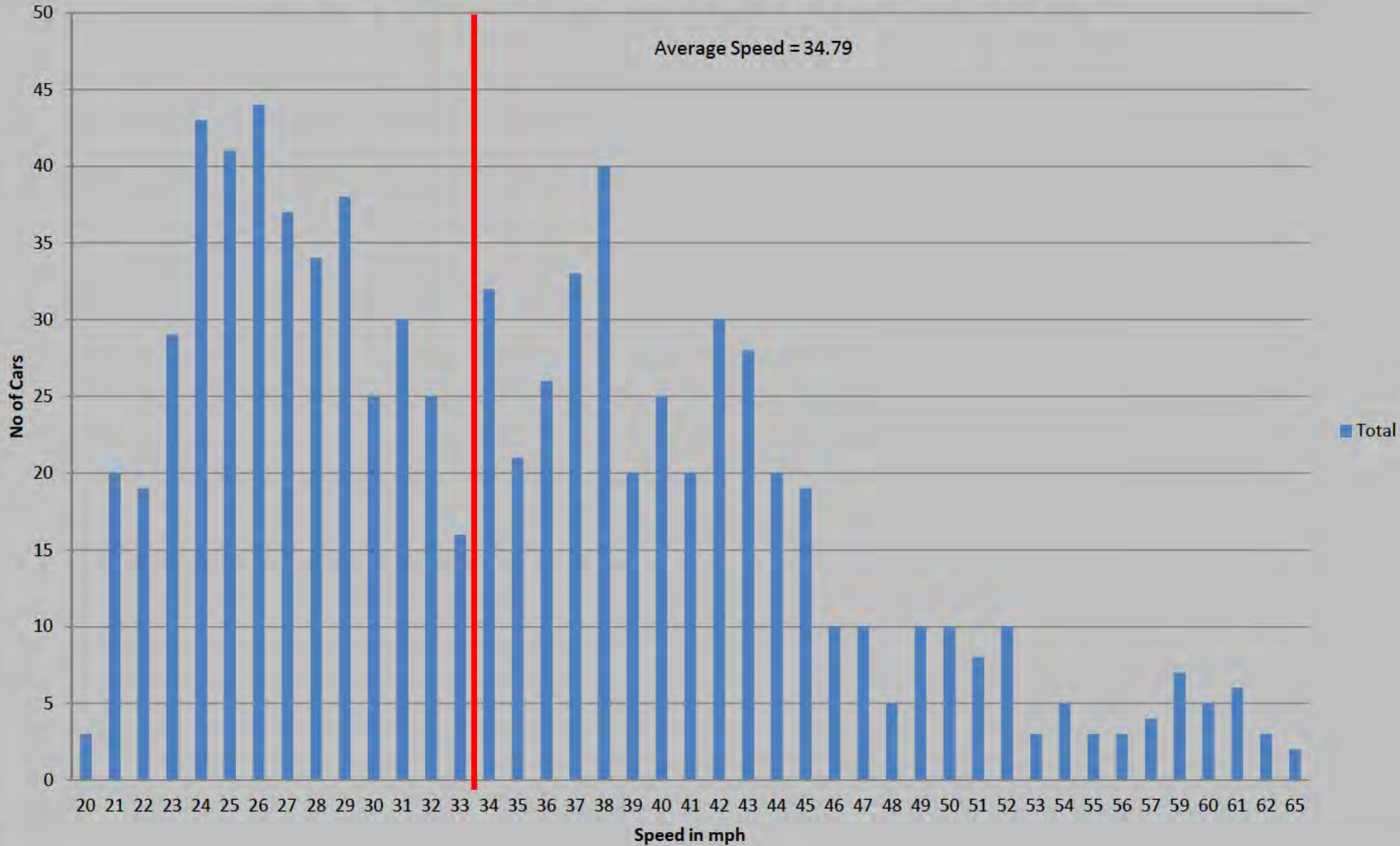
# Car Speeds in Goring Road on 24th December 2021



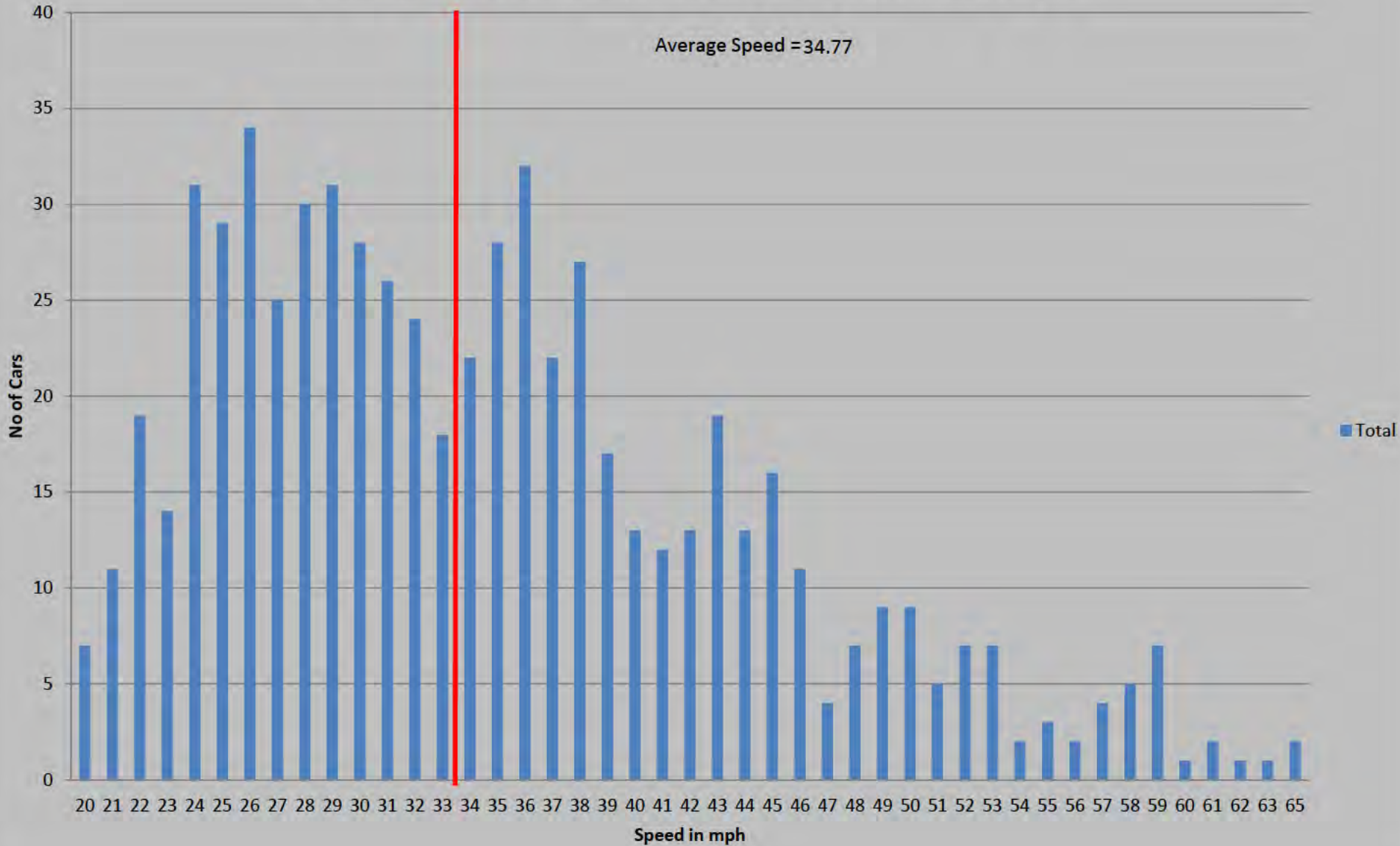
## Car Speeds in Goring Road on 26th December 2021



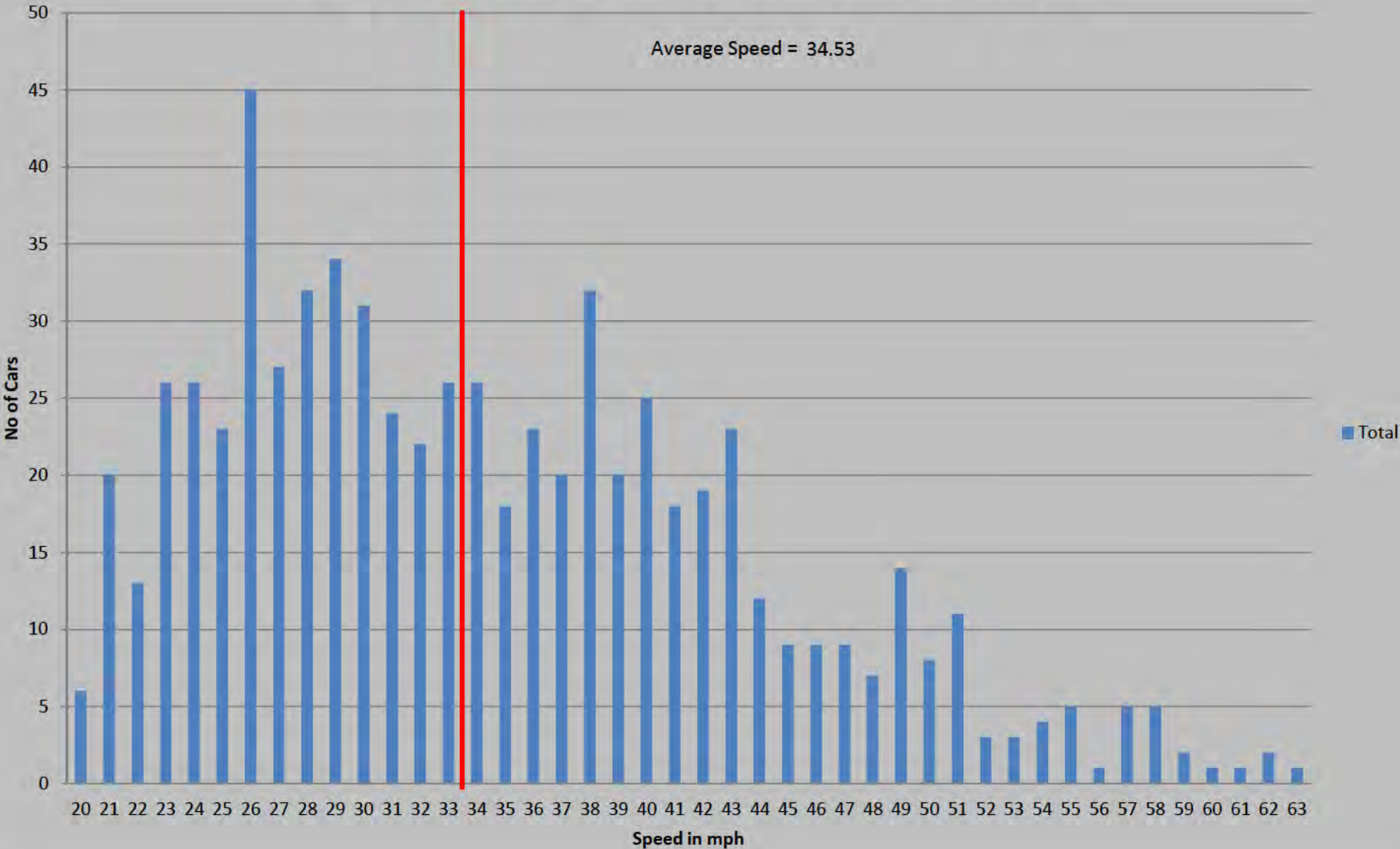
# Car Speeds in Goring Road on 27th December 2021



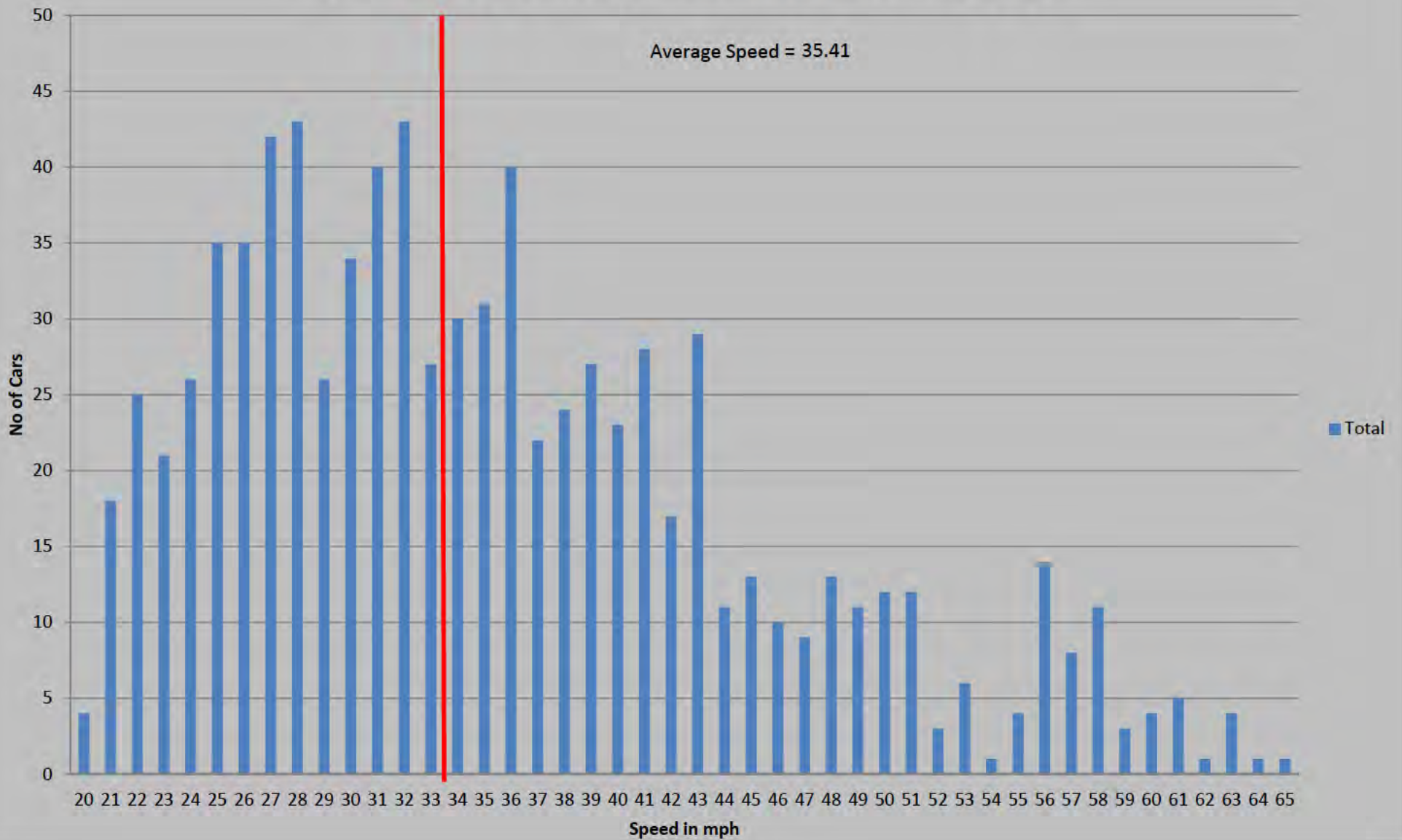
# Car Speeds in Goring Road on 28th December 2021



# Car Speeds in Goring Road on 29th December 2021

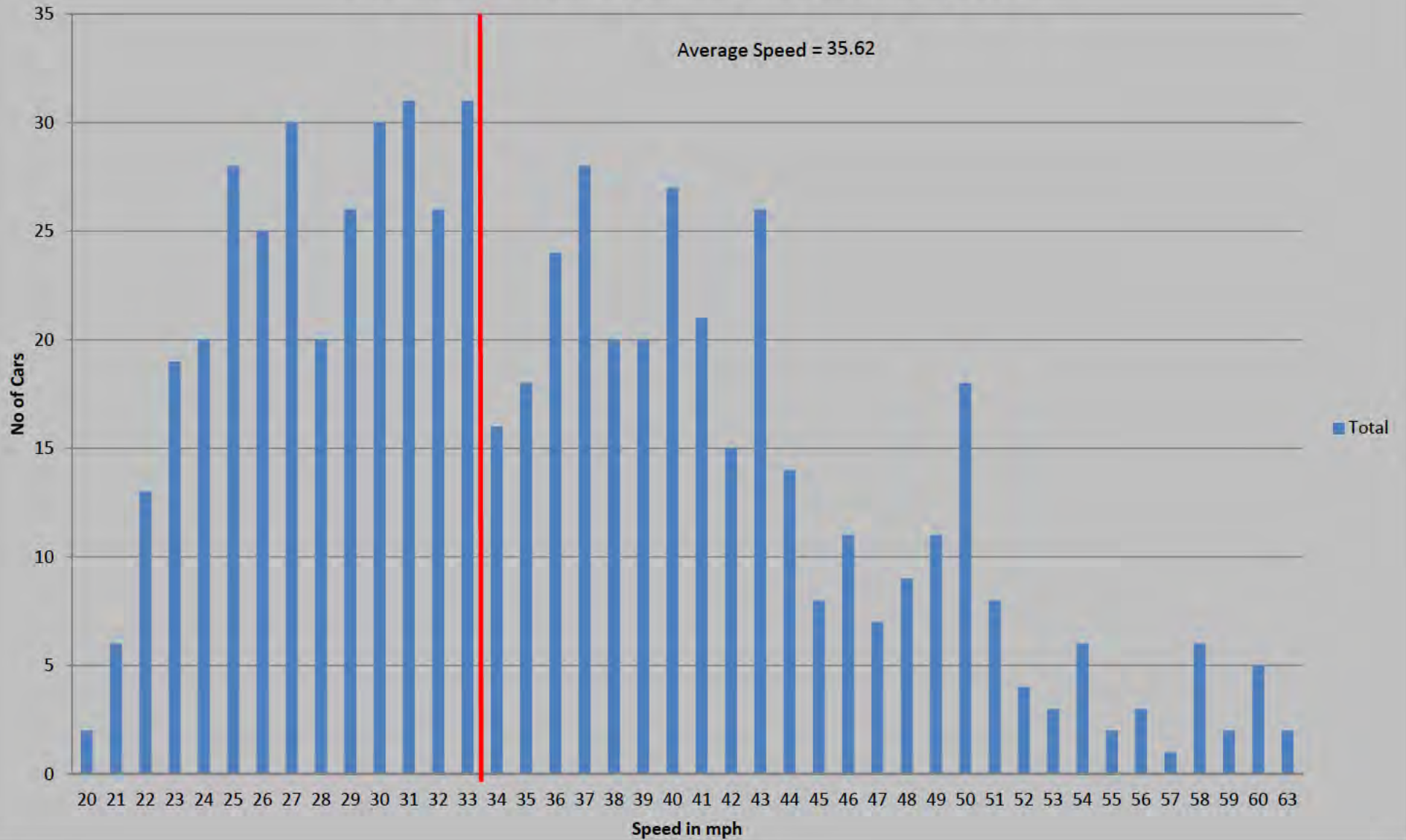


# Car Speeds in Goring Road on 31st December 2021

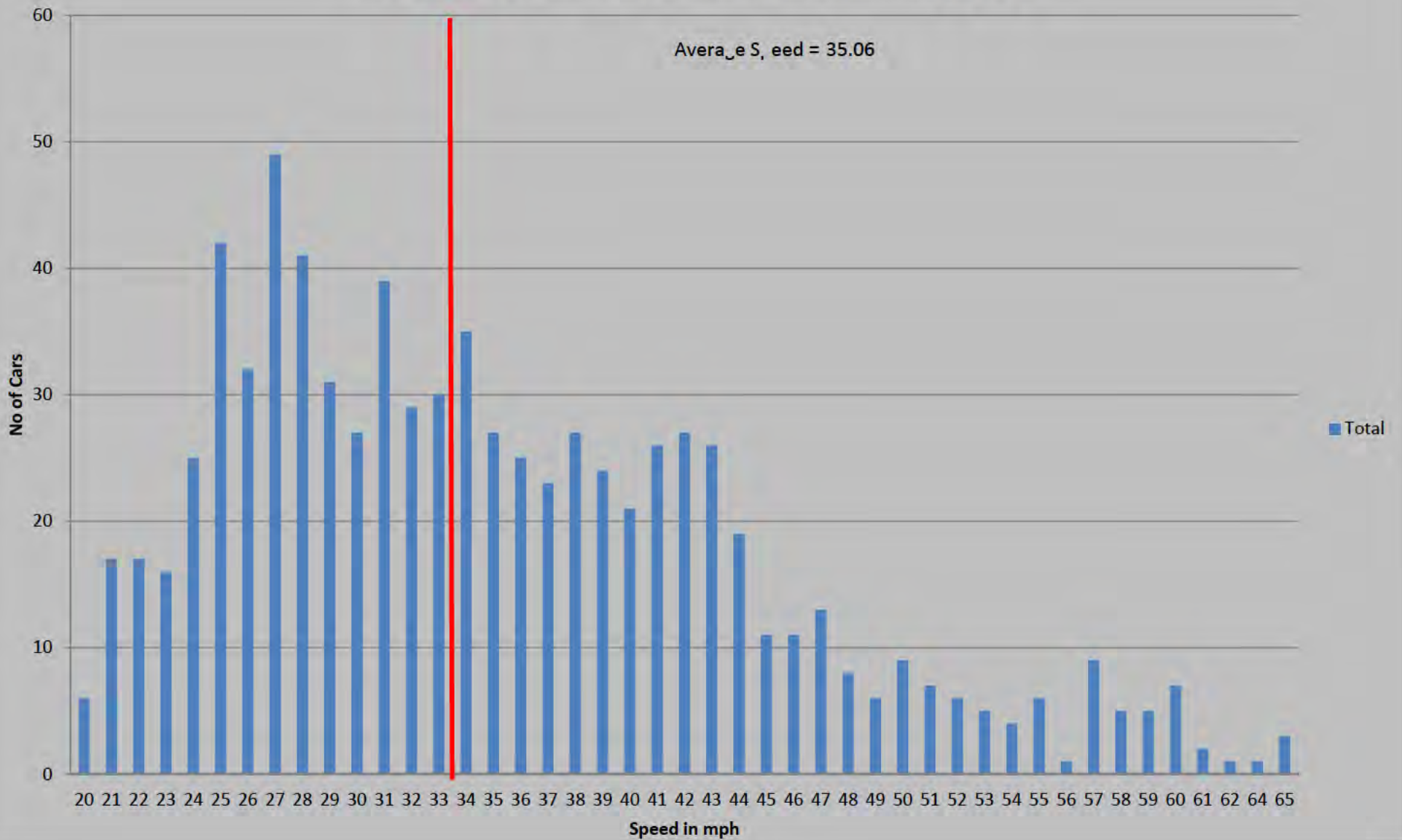




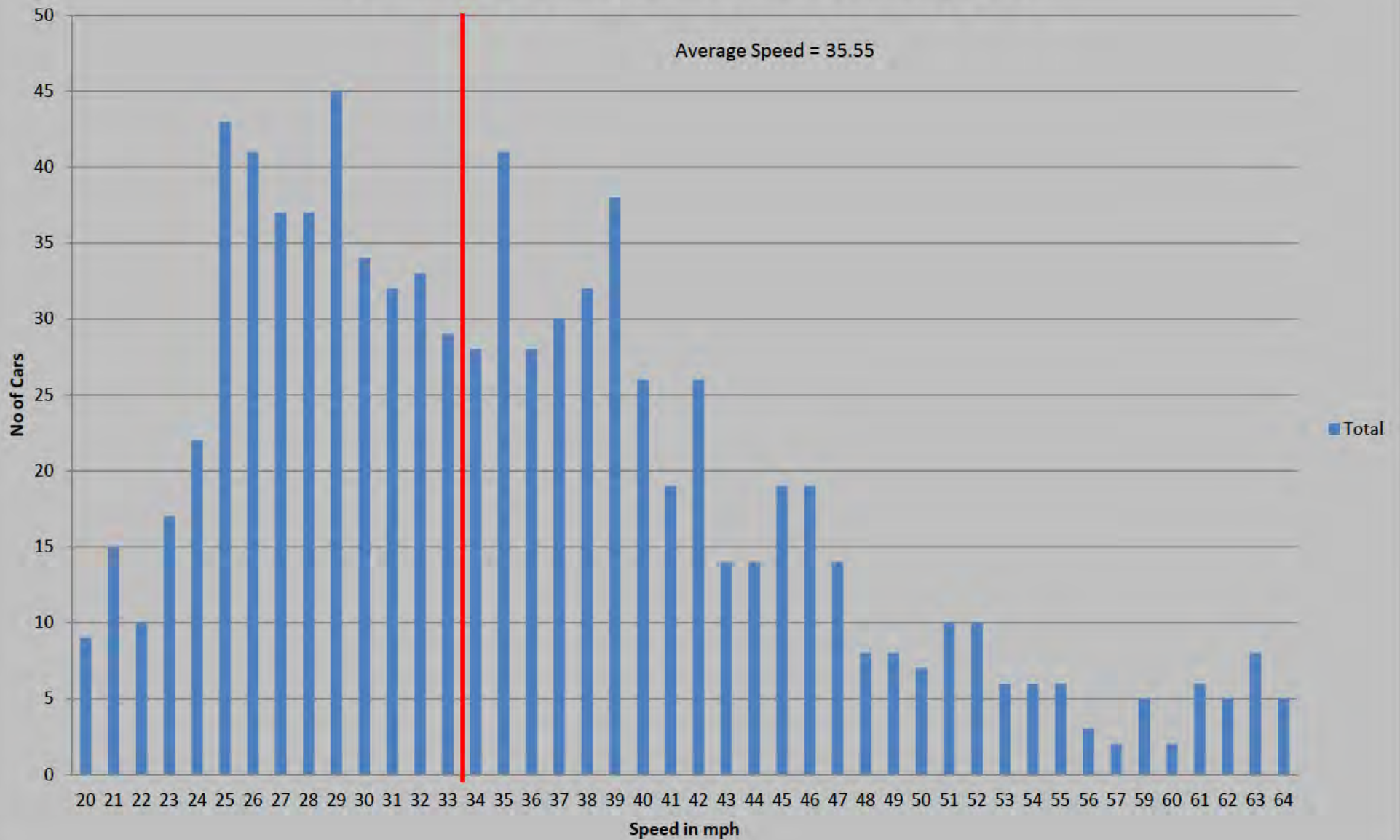
# Car Speeds in Goring Road on 1st January 2022



# Car Speeds in Goring Road on 2nd January 2022

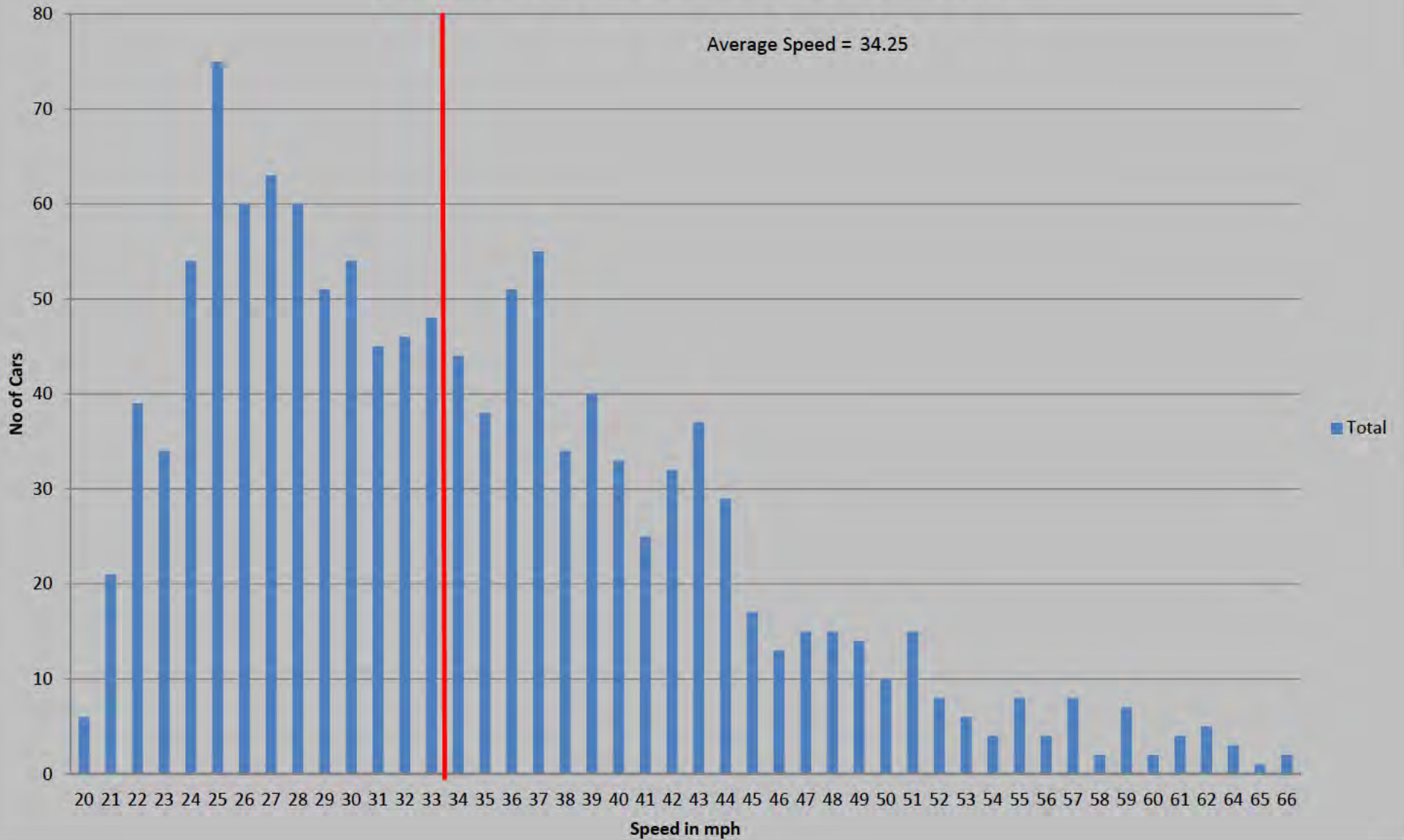


# Car Speeds in Goring Road on 3rd January 2022

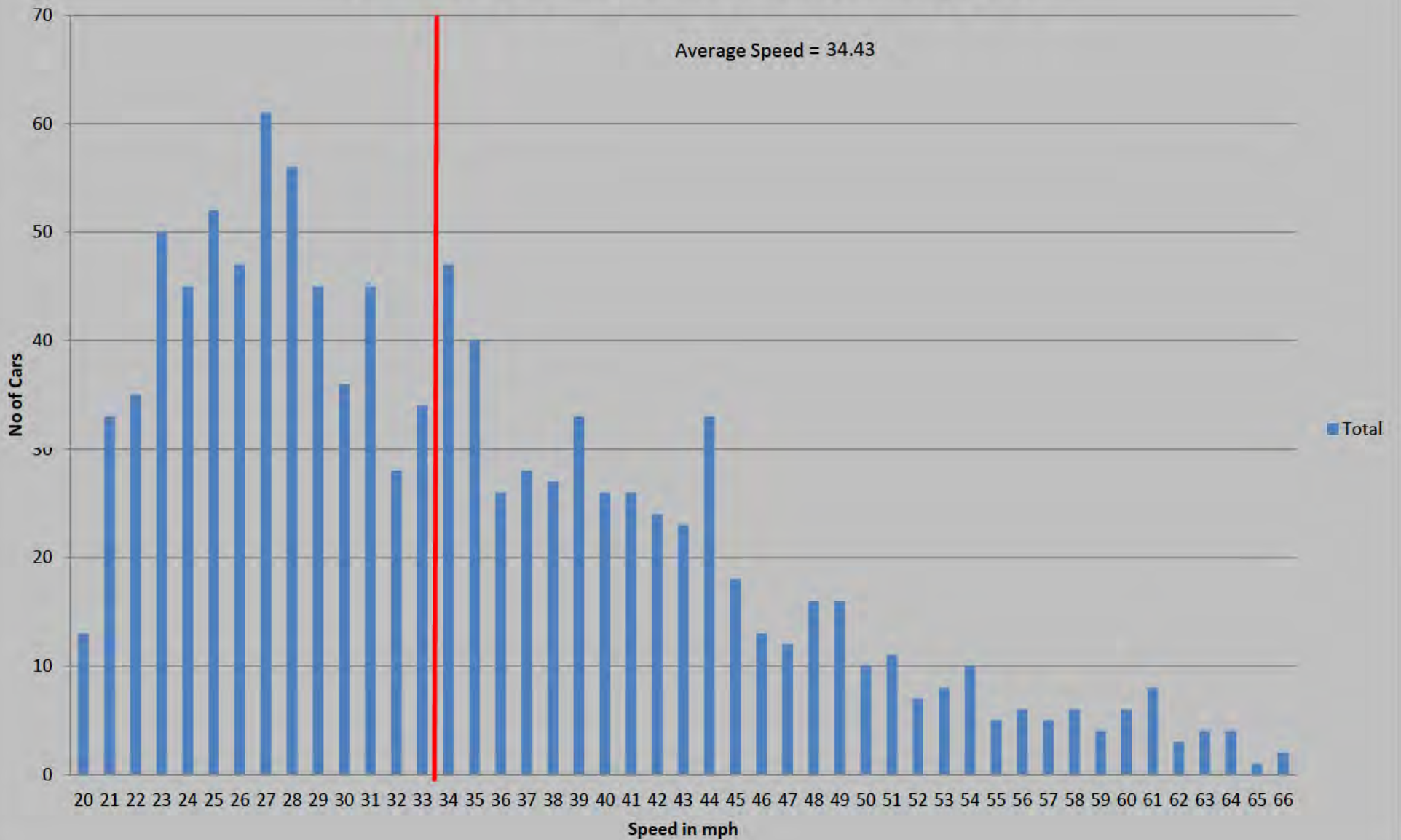


# Car Speeds in Goring Road on 4th Jan 2022

Average Speed = 34.25



# Car Speeds in Goring Road on 5th January 2022



# Response 4

## Respondent Details

Information	
<b>Respondent Number:</b> 4	<b>Respondent ID:</b> 182014185
<b>Date Started:</b> 06/01/2022 09:11:58	<b>Date Ended:</b> 06/01/2022 11:14:17
<b>Time Taken:</b> 2 hours 2 minutes 18 seconds [REDACTED]	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Individual

## Your comments

Q2. You can provide your comments on the Woodcote Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.
<p>The revised Woodcote neighbourhood plan has been democratically created and clearly justifies a case for a smaller number of houses on the basis of adherence to the requirements of the National Planning Policy Framework (paragraphs 174-177) to limit development in areas of outstanding natural beauty. As the whole of Woodcote is in the AONB it should be protected to a greater extent than large villages which lie outside or partially outside the AONB. AONB legislation is vital to protect areas nationally. The proposed housing is of an appropriate scale and in carefully selected areas democratically voted for by the villagers as a whole. While two of the proposed areas of new housing (behind 'Yew Tree Farmhouse' and Behind 'Scrooby' (note that this house seems to be called 'Stargazer' now) will directly replace the rural view of paddocks from my garden I appreciate that the democratic process in the village means these are the least bad options for new housing for most villagers although not for me personally. In respecting the democratic process, I therefore urge the examiner to do likewise and respect the democracy of our local parish plan to limit the number of new houses and approve this revised plan.</p>

Q4. If appropriate, you can set out what change(s) you consider necessary to make the plan able to proceed below. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.
<p>the house 'Scrooby' on Beech Lane is now called 'Stargazer'. I do not feel comfortable taking a photo to prove this of someone else's property</p>

## Public examination

Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Woodcote Neighbourhood Plan:
No, I do not request a public examination

## Your details and future contact preferences



# Response 5

## Respondent Details

Information	
<b>Respondent Number:</b> 5	<b>Respondent ID:</b> 182127072
<b>Date Started:</b> 07/01/2022 16:18:05	<b>Date Ended:</b> 07/01/2022 16:26:56
<b>Time Taken:</b> 8 minutes 51 seconds [REDACTED]	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:

Individual

## Your comments

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

Hi SODC,

I'm a resident of Woodcote and today we've had a paper copy of the Neighbourhood Plan 2 put through our door. Regarding this, I have a simple query to which I'd like to find an answer.

In the online copy of the plan at <https://www.woodcote-parish-council.org.uk/lib/page-content/NP/Submission%20documents/NP2%20-%20Submission%20Version.pdf> it shows that at site WNP2-02 there are plans for 5 new houses, and at site WNP2-03 there are plans for 4 new houses - the sites are immediately next door to each other. However, on the paper copy that arrived today, these numbers are reversed, with plans for 4 houses on WNP2-02 and 5 on WNP2-03. Please see the attached photo of the paper version. Please can you tell me which of these is correct?

I look forward to hearing from you, regards, Martin Dudley.

Q3. You can upload supporting evidence here.

- File: wnp2.jpg [REDACTED]

## Public examination

Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Woodcote Neighbourhood Plan:

No, I do not request a public examination

## Your details and future contact preferences





- development in this designated area will only be permitted in exceptional circumstances and where it can be demonstrated to be in the public interest'.*
- ❖ **Woodcote is entirely within the AONB and, in the absence of exceptional circumstances, the updated Neighbourhood Plan proposes new development only in locations that, as required, conserve and protect the landscape of the AONB.**

### **Proposed New Housing Sites:**

- ❖ **The conversion of the offices at Beechwood Court into 14 apartments.**
- ❖ **30 new homes at Church Farm with a new public car park opposite the schools.**
- ❖ **A small development of 4 new homes behind Yew Tree Farmhouse.**
- ❖ **A small development of 5 new homes behind Scrooby.**

### **Proposed Types of Housing**

- ❖ **Recognition of the need for smaller open-market and affordable homes remains**
- ❖ **Three-bedroomed family homes are supported.**
- ❖ **Preference to those with a local connection is sought.**

**Location**

**of this summer**

# Response 6

## Respondent Details

Information	
<b>Respondent Number:</b> 6	<b>Respondent ID:</b> 181448381
<b>Date Started:</b> 20/12/2021 15:09:54	<b>Date Ended:</b> 08/01/2022 14:39:56
<b>Time Taken:</b> 455 hours 30 minutes 1 second ██	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Individual

## Your comments

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

I am in favour of this proposed Neighbourhood Plan. It provides additional housing on small sites within the village, but fully respects the AONB without extending the village beyond the proposed settlement boundary.

The provision of new parking facilities at Greenmoor and Church Farm is to be welcomed but appropriate traffic calming measures need to be in place to limit speeding on these roads.

## Public examination

Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Woodcote Neighbourhood Plan:

No, I do not request a public examination

## Your details and future contact preferences

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

<b>Title</b>	Mr
<b>Name</b>	Andrew Crockett
<b>Job title (if relevant)</b>	-
<b>Organisation (if relevant)</b>	-
<b>Organisation representing (if relevant)</b>	█
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# Response 7

## Respondent Details

Information	
<b>Respondent Number:</b> 7	<b>Respondent ID:</b> 182172257
<b>Date Started:</b> 08/01/2022 16:32:17	<b>Date Ended:</b> 08/01/2022 16:51:35
<b>Time Taken:</b> 19 minutes 18 seconds [REDACTED]	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:

Individual

## Your comments

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

Section 1.4 Woodcote is totally within the Chilterns AONB. The SODC local plan 2035 does not take this into account by treating Woodcote the same as other larger villages which are not within the AONB and allocating a 15% growth in housing. National policy has emphasised the importance of protecting AONBs, limiting development and giving them the highest status of protection.

The original neighbourhood plan allocated 76 new homes to 2027. SODC has utterly ignored this and overridden the views of local residents by adding another 115 homes in the 2035 plan. This will cause unacceptable damage to the AONB in terms of degradation of the natural environment and increases to the already unacceptable levels of road traffic in the area.

I fully support the new NP proposal to limit the increase in new homes to a maximum of 53.

## Public examination

Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Woodcote Neighbourhood Plan:

Yes, I request a public examination

## Public examination

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

SODC 2035 plan puts an unacceptable and unreasonable demand on Woodcote to accept excessive new housing

## Your details and future contact preferences



# Response 8

## Respondent Details

Information	
<b>Respondent Number:</b> 8	<b>Respondent ID:</b> 182204645
<b>Date Started:</b> 09/01/2022 17:11:31	<b>Date Ended:</b> 09/01/2022 17:24:44
<b>Time Taken:</b> 13 minutes 12 seconds [REDACTED]	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Individual

## Your comments

<p>Q2. You can provide your comments on the Woodcote Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>Paul and Jane King residents of [REDACTED] approve the the updated Neighbourhood plan December 2021. The only area that needs further consideration is New site WNP2-30 public car park area. If it is to include school staff parking bays these need to be clearly marked for staff use only and that the other public parking bays be marked as short stay say 30mins for student drop off and collection. Consideration to layout to avoid problems such as double parking by parents need to be discussed in consultation with parish council and schools prior to final layout plans for the car park. In addition consideration for road side barriers either side of the new zebra crossing to encourage students to use crossing safely and possibly introduction of road humps to slow down traffic in the area to be discussed with parish council and schools.</p>

## Public examination

<p>Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Woodcote Neighbourhood Plan:</p>
No, I do not request a public examination

## Your details and future contact preferences

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

**Title** Mrs  
**Name** Jane King  
**Job title (if relevant)** -  
**Organisation (if relevant)** -  
**Organisation representing (if relevant)** -

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

[Redacted]  
[Redacted]

[Redacted]  
[Redacted]  
[Redacted]



# Response 9

## Respondent Details

Information	
<b>Respondent Number:</b> 9	<b>Respondent ID:</b> 182247902
<b>Date Started:</b> 10/01/2022 12:29:11	<b>Date Ended:</b> 10/01/2022 12:35:19
<b>Time Taken:</b> 6 minutes 8 seconds ████████████████████	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Individual

## Your comments

<p>Q2. You can provide your comments on the Woodcote Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>I fully support the Woodcote Neighbourhood Plan, except: The sites adjacent to Yew Tree Farmhouse offer potential for further infill in later plans - which I would object to as they would be visible from afar eg berkshire downs.</p>

## Public examination

<p>Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Woodcote Neighbourhood Plan:</p>
<p>No, I do not request a public examination</p>

## Your details and future contact preferences

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

<b>Title</b>	Dr
<b>Name</b>	Phil Roberts
<b>Job title (if relevant)</b>	-
<b>Organisation (if relevant)</b>	-
<b>Organisation representing (if relevant)</b>	█
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# Response 10

## Respondent Details

Information	
<b>Respondent Number:</b> 10	<b>Respondent ID:</b> 182256145
<b>Date Started:</b> 10/01/2022 13:43:30	<b>Date Ended:</b> 10/01/2022 14:26:25
<b>Time Taken:</b> 42 minutes 55 seconds	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Individual

## Your comments

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

This proposed WNP2 states within its policies and also sets out to protect the villages's rural surroundings and help conserve the AONB whilst preserving local green spaces and wildlife. This followed on from consultations and input from the village survey to address the growing concerns of road safety and vehicle hotspots.

The WNP2 contradicts these statements. The visual aspects outlined have a detrimental and harmful impact on the area which is in the AONB.

Reading Road together with Goring Road have been identified as hotspots for traffic congestion. The two proposed sites in Reading Road of WNP2-30 and WNP2-25 would increase congestion and we oppose the development of these sites. The proposal of a car park for the two schools, would do nothing to diminish this congestion as the addition of 30 new homes would add at least 60+ cars using Reading Road and additional traffic congestion entering and leaving the proposed industrial site would compound this scenario.

Our recollections of WNP1 the villagers were unanimous in not wanting larger housing developments. Following on from the adoption of WNP1, two developments (WNP1-01 and WNP1-02) were combined by the developers and approved by both District and local councils, resulting in an estate of 34 houses which will, when complete add upwards of 68 cars using Reading Road, and has already destroyed a large number of established trees. The proposed WNP2-30 will see another estate of 30 houses.

WNP2-09 would appear to be a sensible conversation of offices into residential as it is a change of a brown site to housing and will have little visual impact or additional traffic.

WNP2-02 and WNP2-03 our only concern is access for at least 10 or more vehicles on a narrow bend and may cause traffic congestion in a small country road.

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

As regards to the proposed car park in WNP2-30 there is a real possibility that the schools could contain the staff and parents parking on a section of the playing fields that is little used. There is already an existing vehicle entrance from Greenmore and this would further reduce traffic and congestion in Reading Road.

## Public examination



# Response 11

## Respondent Details

Information	
<b>Respondent Number:</b> 11	<b>Respondent ID:</b> 182380808
<b>Date Started:</b> 11/01/2022 18:09:00	<b>Date Ended:</b> 11/01/2022 18:28:36
<b>Time Taken:</b> 19 minutes 36 seconds [REDACTED]	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Individual

## Your comments

<p>Q2. You can provide your comments on the Woodcote Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>I Gerald A. Ferreira and my wife Christine D. Ferreira of [REDACTED] fully support the proposals of the Woodcote Parish Council in their Neighbourhood Plan submission, WNP2 2013-2035.</p>

## Public examination


<p>Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Woodcote Neighbourhood Plan:</p>
Don't know

## Your details and future contact preferences



# Response 12

## Respondent Details

Information	
<b>Respondent Number:</b> 12	<b>Respondent ID:</b> 182455052
<b>Date Started:</b> 12/01/2022 16:51:52	<b>Date Ended:</b> 12/01/2022 17:05:20
<b>Time Taken:</b> 13 minutes 27 seconds	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Individual

## Your comments

Q2. You can provide your comments on the Woodcote Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.
I fully support the contents of the revised Woodcote Neighbourhood plan 2021

## Public examination

Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Woodcote Neighbourhood Plan:
No, I do not request a public examination


## Your details and future contact preferences





# Response 13

## Respondent Details

Information	
<b>Respondent Number:</b> 13	<b>Respondent ID:</b> 182455094
<b>Date Started:</b> 12/01/2022 16:51:19	<b>Date Ended:</b> 12/01/2022 17:10:33
<b>Time Taken:</b> 19 minutes 13 seconds	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Individual

## Your comments

Q2. You can provide your comments on the Woodcote Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.
<p>I entire support the Woodcote Neighbourhood Plan 2013-2035. The updated plan takes into consideration the views of Woodcote residents following survey and consultations. The WNP reflects the concern of residents about climate change, nature conservation and protecting the surrounding landscapes.</p> <p>The new plan will maintain local control over new housing developments, the environment, and maintain a balance between local business and general well being of residents.</p> <p>Woodcote is totally enclosed within the AONB, Woodcote is treated a other larger villages, but is the only one within the area. If the SODC want to adhere to the requirements of the National Planning Policy Framework they should accept the lower figure of 53 housing units, as given in the WNP, rather than the 115 as stated in the SODC's local plan 2035.</p>

## Public examination

Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Woodcote Neighbourhood Plan:
Don't know

## Your details and future contact preferences

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

<b>Title</b>	Mr
<b>Name</b>	Ken Ison
<b>Job title (if relevant)</b>	Retired
<b>Organisation (if relevant)</b>	-
<b>Organisation representing (if relevant)</b>	█
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# Response 14

## Respondent Details

Information	
<b>Respondent Number:</b> 14	<b>Respondent ID:</b> 182469118
<b>Date Started:</b> 12/01/2022 20:32:19	<b>Date Ended:</b> 12/01/2022 21:12:00
<b>Time Taken:</b> 39 minutes 41 seconds ██████████	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Individual

## Your comments

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

I am totally against the proposal to add 115 homes to Woodcote by South Oxfordshire. The increase is not required and this is demonstrated by the assessment of housing requirements. The village AONB status must be protected and extensive development is against National Planning Policy. There is not enough infrastructure in the village to support such development and such development would ruin the look and feel of the village. I am concerned about the impact on wildlife, the environmental damage and the increase in traffic, light pollution and noise. 115 houses equals at least 230 cars! Recent development in the village proves this point and this has been on a smaller scale. Services will be under pressure with all these additional dwellings.

The concept of affordable housing is a total farce. This does not exist in SouthEast England and unless houses are built and sold for a set price and then the price capped for onward sale it is not achievable. I accept there is a need for some housing and this has already been agreed and in some cases started or completed.

The Parish Council have provided supporting evidence.

I support the conversion of Beechwood Court, the development of 4 homes behind Yew Tree House and Scrooge.  
I do not support 30 homes at Church Farm for a variety of reasons

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

#### Church Farm

30 houses is too many in one place - I consider this a large development which sets a precedent for other such large scale developments to be applied for. This is on Reading Road/Goring Road which are busy all the time and the potential for accidents by the school is high. Whilst the car park proposal may help the schools it would be better to try and improve bus services and discourage car use rather than encouraging it. Environmentally car use needs reducing.

I think there should be a limit on numbers of houses in one development where possible but support the proposal of 3 bed family homes. Smaller developments of 5-10 houses are my preference.

#### Employment sites

having car parking at Wards Farm would be helpful the whole place is a nightmare. Not sure why we have to bother with the old coal yard not sure what benefit that brings at all.

#### Other

I propose that people should not be able to build additional homes in a back garden below a certain size. Some of the current builds in this category are ridiculous in that very little garden remains for any property. Also the practice of replacing bungalows with big houses is contrary to an ageing population! Plus big houses are not affordable to the people we are saying need housing.

## Public examination

Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Woodcote Neighbourhood Plan:

Yes, I request a public examination

## Public examination

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

If others request it we should have one.  
There is a lot at stake in terms of environmental impact and climate impact.

## Your details and future contact preferences



# Response 15

## Respondent Details

Information	
<b>Respondent Number:</b> 15	<b>Respondent ID:</b> 182582034
<b>Date Started:</b> 14/01/2022 10:45:31	<b>Date Ended:</b> 14/01/2022 10:57:36
<b>Time Taken:</b> 12 minutes 5 seconds ████████████████████	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Individual

## Your comments

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

I fully endorse the neighbourhood plan being put forward for Woodcote. The grounds for this support seem very clear to me:

We have absorbed a very considerable increase of 53 homes and more than taken our share of development for the area

If the Council has any concern at all for the fact the whole village lies within the Chilterns AONB it will also appreciate further development beyond the sites proposed for these 53 additional homes will damage the AONB in an irrevocable way. There are no 'exceptional circumstances' whatsoever that could justify this damage when other sites in other areas could be modestly added to without AONB impact

Woodcote is constrained in terms of facilities and key services (schools, shops, GP surgery etc) and we need to ensure residents can access these in a sustainable way; more development will make that impossible

Woodcote lies next to the A4074 which is one of the most dangerous roads in the south of England when it comes to accidents and deaths. The village roads are narrow and date back to an era when motorised traffic was scarce and not dangerous. The road infrastructure will be pushed well beyond safe capacity given the growth of car ownership and the fact each new home could increase that by more than 1 car for each dwelling

The character of the village is of vital importance to residents and is one of the key reasons for the popularity and sustainability of it as a 'real' village with a vibrant community. This would be changed beyond recognition if too much development is allowed, removing the opportunity for younger and future residents to enjoy village life in the way others have.

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


No changes are needed. The plan has been welcome in consultation and is strongly supported by the entire community.

## Public examination



# Response 16

## Respondent Details

Information	
<b>Respondent Number:</b> 16	<b>Respondent ID:</b> 182645129
<b>Date Started:</b> 15/01/2022 10:19:08	<b>Date Ended:</b> 15/01/2022 10:35:46
<b>Time Taken:</b> 16 minutes 38 seconds	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Individual

## Your comments

<p>Q2. You can provide your comments on the Woodcote Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>I fully support the Woodcote Neighbourhood Plan. It addresses the concerns that inevitably arise in meeting the need for sustainable local development while protecting the character of the village and its surrounding landscape. The amenity value of the Area of Outstanding Natural Beauty in terms of health and well-being is immensely important. No development should jeopardise this. That is why the Neighbourhood Plan should continue to be the basis upon which all future development issues are considered.</p>

## Public examination

<p>Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Woodcote Neighbourhood Plan:</p>
No, I do not request a public examination

## Your details and future contact preferences





# Response 17

## Respondent Details

Information	
<b>Respondent Number:</b> 17	<b>Respondent ID:</b> 182661825
<b>Date Started:</b> 15/01/2022 16:40:05	<b>Date Ended:</b> 15/01/2022 16:55:56
<b>Time Taken:</b> 15 minutes 50 seconds [REDACTED]	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Individual

## Your comments

<p>Q2. You can provide your comments on the Woodcote Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>I am concerned about the number of additional houses included in the plan for Woodcote as a 'large village'. A further 15% increase in housing is planned despite the fact that Woodcote is wholly within the AONB, making it unique amongst the other 'large villages' in S. Oxfordshire having proposed housing increases. I do not think Woodcote should be treated the same as the other large villages, and instead believe that the 53 housing units proposed in Woodcote's new Neighbourhood Plan, is more appropriate in order to protect the AONB.</p>

## Public examination

<p>Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Woodcote Neighbourhood Plan:</p>
No, I do not request a public examination

## Your details and future contact preferences

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


<b>Title</b>	-
<b>Name</b>	Emma Waterfield
<b>Job title (if relevant)</b>	-
<b>Organisation (if relevant)</b>	-
<b>Organisation representing (if relevant)</b>	█
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# Response 18

## Respondent Details

Information	
<b>Respondent Number:</b> 18	<b>Respondent ID:</b> 182668301
<b>Date Started:</b> 15/01/2022 20:01:20	<b>Date Ended:</b> 15/01/2022 20:08:05
<b>Time Taken:</b> 6 minutes 45 seconds	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Individual

## Your comments

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

## Public examination


<p>Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Woodcote Neighbourhood Plan:</p>
<p>No, I do not request a public examination</p>

## Your details and future contact preferences



# Response 19

## Respondent Details

Information	
<b>Respondent Number:</b> 19	<b>Respondent ID:</b> 182686482
<b>Date Started:</b> 16/01/2022 13:53:23	<b>Date Ended:</b> 16/01/2022 13:55:56
<b>Time Taken:</b> 2 minutes 33 seconds	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Individual

## Your comments

<p>Q2. You can provide your comments on the Woodcote Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>I support the Woodcote plan as it stands as of January 2022.</p>

## Public examination

<p>Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Woodcote Neighbourhood Plan:</p>
<p>No, I do not request a public examination</p>

## Your details and future contact preferences

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

<b>Title</b>	Mr
<b>Name</b>	Bryce Glover
<b>Job title (if relevant)</b>	-
<b>Organisation (if relevant)</b>	-
<b>Organisation representing (if relevant)</b>	█
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# Response 20

## Respondent Details

Information	
<b>Respondent Number:</b> 20	<b>Respondent ID:</b> 182777311
<b>Date Started:</b> 17/01/2022 17:23:07	<b>Date Ended:</b> 17/01/2022 17:35:41
<b>Time Taken:</b> 12 minutes 34 seconds [REDACTED]	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Individual

## Your comments

Q2. You can provide your comments on the Woodcote Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.
<p>As a long time resident of Woodcote (47 years) I endorse the plan wholeheartedly in its scope. I have one particular point to add. As I am now in the later stages of my life I wish to downsize my home. This is far from easy as the number of suitable properties, ideally a 2 bed bungalow, is very small and is shrinking. I do not want to leave the village I love but see little alternative.</p> <p>Michael Thornton [REDACTED]</p>

Q4. If appropriate, you can set out what change(s) you consider necessary to make the plan able to proceed below. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.
<p>The plan needs to focus on Starter homes for young couples and retirement homes for the older inhabitants</p>

## Public examination

Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Woodcote Neighbourhood Plan:
<p>No, I do not request a public examination</p>

## Your details and future contact preferences



[REDACTED]

[REDACTED]

[REDACTED]

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# Response 21

## Respondent Details

Information	
<b>Respondent Number:</b> 21	<b>Respondent ID:</b> 182845663
<b>Date Started:</b> 18/01/2022 13:42:11	<b>Date Ended:</b> 18/01/2022 14:17:26
<b>Time Taken:</b> 35 minutes 14 seconds	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Individual

## Your comments

Q2. You can provide your comments on the Woodcote Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.
<p>I fully endorse the proposed Woodcote Neighbourhood Plan WNP2 and believe that it fully takes into consideration the balance required to support economic, social and environmental objectives.</p> <p>The village has particular issues relating to future population growth particularly the traffic pinch points at the Co-op junction on Goring Road where we live and also the access to the A4074. The traffic issues on the Reading Road caused by schools/buses will be addressed by the proposed new public car park.</p> <p>Outside the direct scope of the plan there is also a finite limit on school places particularly in the older primary school which will need substantial investment to support the forecast population growth.</p>

## Public examination

Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Woodcote Neighbourhood Plan:
No, I do not request a public examination

## Your details and future contact preferences

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

<b>Title</b>	Mr
<b>Name</b>	Andrew Ferguson
<b>Job title (if relevant)</b>	-
<b>Organisation (if relevant)</b>	-
<b>Organisation representing (if relevant)</b>	█
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# Response 22

## Respondent Details

Information	
<b>Respondent Number:</b> 22	<b>Respondent ID:</b> 182887255
<b>Date Started:</b> 18/01/2022 18:49:24	<b>Date Ended:</b> 18/01/2022 18:57:45
<b>Time Taken:</b> 8 minutes 21 seconds ████████████████████	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Individual

## Your comments

Q2. You can provide your comments on the Woodcote Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.
I am concerned about the access arrangements to the sites at Wood Lane WNP1-19, WNP2-03 and WNP2-02. How are these plots going to be accessed without affecting the surrounding houses.

## Public examination

Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Woodcote Neighbourhood Plan:
Don't know

## Your details and future contact preferences

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

<b>Title</b>	Mrs
<b>Name</b>	Clare Mayo
<b>Job title (if relevant)</b>	-
<b>Organisation (if relevant)</b>	-
<b>Organisation representing (if relevant)</b>	█
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# Response 23

## Respondent Details

Information	
<b>Respondent Number:</b> 23	<b>Respondent ID:</b> 183021943
<b>Date Started:</b> 20/01/2022 12:21:05	<b>Date Ended:</b> 20/01/2022 12:30:19
<b>Time Taken:</b> 9 minutes 14 seconds ████████████████████	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Individual

## Your comments

Q2. You can provide your comments on the Woodcote Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.
I object to the new south Oxfordshire local plan. As a resident of Woodcote, because of our unique position within the AONB, Woodcote village should not be treated the same as other large villages. If SODC want to adhere to the requirements of the National Planning Policy Framework (ref paras 174-177) they should accept the lower figure of 53 housing units given in Woodcote's new Neighbourhood Plan, rather than insisting that Woodcote meets the higher number of 115 as stipulated in SODC's Local Plan 2035. This higher number of homes required will cause unacceptable damage to the AONB.

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

## Public examination

Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Woodcote Neighbourhood Plan:
Don't know

## Your details and future contact preferences

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

**Title** Mrs  
**Name** Nikki Waters  
**Job title (if relevant)** -  
**Organisation (if relevant)** -  
**Organisation representing (if relevant)** -


[Redacted]  
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# Response 24

## Respondent Details













Information	
<b>Respondent Number:</b> 24	<b>Respondent ID:</b> 183107790
<b>Date Started:</b> 21/01/2022 10:50:18	<b>Date Ended:</b> 21/01/2022 10:52:35
<b>Time Taken:</b> 2 minutes 17 seconds	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Individual

## Public examination

Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Woodcote Neighbourhood Plan:
No, I do not request a public examination

## Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email (if applicable) and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.	
<b>Title</b>	Dr
<b>Name</b>	Geoffrey Botting
<b>Job title (if relevant)</b>	-
<b>Organisation (if relevant)</b>	-
<b>Organisation representing (if relevant)</b>	-
	
	
	
	
	
	
	



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## Woodcote Neighbourhood Plan 2013-35

We wish to express our strong support for the updated Woodcote Neighbourhood Plan (WNP). In particular, we are pleased to see the seriousness attached to environmental challenges such as the conservation of the landscape of the Area of Outstanding Natural Beauty and climate change.

Woodcote is entirely within, and swept over by, the Chilterns AONB which, like National Parks and other AONBs is afforded the highest level of protection in the National Planning Policy Framework (NPPF) and, therefore, the South Oxfordshire Local Plan (the SOLP). We commend, therefore, the balance achieved between development, landscape impact and CO<sub>2</sub> emissions.

### Development

Woodcote is classified by South Oxfordshire District Council (SODC) as one of the 'larger villages' in the district. As such, it receives the same blanket arithmetic allocation of new homes as the other larger villages despite being one of only two within the AONB (SOLP policy H4). These allocations increase the housing in the village by some 22% over the period of the SOLP.

The NPPF requires that such a scale of development be justified by, for example, showing a national need or that the development cannot be delivered elsewhere in the district. SODC have failed to so demonstrate and thus the allocation would appear not to comply with the requirement of the NPPF that the landscapes of AONBs should be both enhanced and conserved.

The NPPF requirements in respect of development in AONBs are carried into the SOLP by its policy ENV1 which requires the highest level of protection be given to the AONBs in the SOLP area. This presents Woodcote Parish Council with the challenge of reconciling two substantially contradictory policies. The WNP must resolve the tension between a major increase in new homes in the AONB whilst meeting the requirements of the NPPF and SOLP policy ENV1.

This challenge was faced by the developers of the Neighbourhood Plan for Goring, the only other 'larger' village in South Oxfordshire within the AONB and recognised by the Examiner of that plan who did not consider that *'a settlement that is surrounded by AONB countryside (and indeed swept over by the AONB) must be treated in the same way as one that is not. Rather it is contrary to the national importance of AONBs to say that a settlement entirely within an AONB that contains x% of a district's population must provide x% of the new housing. This is recognised in paragraph 5.30 of the emerging Local Plan<sup>1</sup>.*

The updated WNP proposes sites for the development of 53 new homes in addition to the 76 allocated in the made Woodcote Neighbourhood Plan 2013-27 and the approximately 30-40 windfalls built since 2013. These are on small to medium sites (one brownfield) on the periphery and contiguous with the edge of the village, which can be mitigated to provide a

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<sup>1</sup> Now paragraph 4.28 of SOLP35, the adopted Local Plan

gradual and pleasing transition to the open countryside of the AONB. In the absence of evidence of national need or there not being land of lesser value available outside the AONB together with a very detailed assessment in the WNP of all the available sites in the parish then it is our belief that the Parish Council has done well to find sites for 75% of the SOLP allocation without unacceptable damage to the AONB.

The difference between the 160-70 new homes proposed in the updated WNP and the blanket percentage increase allocated in the SOLP is some 50-60. We note that the SOLP contains a contingency of 4-5000 new homes. It is evident, therefore that the SODC not only have land outside the AONB for new homes but also that a difference of 50-60 constitutes around 1% of the contingency and poses no threat to the delivery of the SOLP.

### **Delivery**

The current Woodcote Neighbourhood Plan allocates 5 sites providing a total of 76 new homes. To date:

- i. one site is developed and occupied (14 new homes);
- ii. two sites are under construction (33 new homes);
- iii. planning permission for one site has lapsed but is being renewed, with the support of the Parish Council, following minor amendments (20 new homes); and
- iv. the remaining, small site, is undeveloped (9 new homes).

Taken with windfalls the parish has already exceeded the housing target of the current made Neighbourhood Plan demonstrating the credibility of the allocation.

### **Employment sites**

Employment opportunities are limited in the parish which requires many to commute, by car, to work. We support, therefore, the allocation of land for employment purposes.

### **Landscape Conservation**

We support the WNP proposal for a village boundary. We believe that this supports the NPPF and SOLP requirements with respect to protecting the landscape of the AONB and, as such, has regard to national planning policy. Equally, given that Woodcote is always going to be constrained by the AONB and that it is home to less than 1.8% of those living in the district, then the proposal cannot be reasonably considered as a significant strategic threat to the SOLP. We also note that such an approach was approved by the examiner of the Neighbourhood Plan of Brightwell-cum-Sotwell, a village in South Oxfordshire some two-thirds the size of Woodcote.

### **Climate Change**

We are deeply concerned about climate change and the devastation that it will bring. South Oxfordshire will not be immune from its impact, and we strongly endorse the measures to reduce the CO<sub>2</sub> emissions from both new homes and vehicles. The requirement for solar panels and positioning new development to maximise solar gain makes an essential contribution to the SODC goal of carbon neutrality. In addition, the requirement for vehicle charging points on all new properties both supports the Government's recent statement and removes a potential obstacle to the move to electric vehicles for those living in a village where a lack of services have led to car ownership among the highest in the country. We not

also that installation of both solar panels and charging points is best, and most cheaply, done when a building is constructed.

### **Summary**

We believe that this updated WNP:

- i. provides new homes while complying with the requirements of the NPPF in respect of development in the AONBs; and
- ii. complies with the policies in the Local Plan that govern development in AONBs.

We are impressed with the effort made by the Parish Council to include the views of the community and believe that the updated WNP accurately reflects these views.

We note that the updated WNP, at submission, proposes fewer new homes than the Local Plan but support the judgement made by a Parish Council constrained by the AONB and note that the WNP housing number represents a minimum given the record of infill development within the developed area.

Dr. G.P. & Mrs A. M. Botting  
21 January 2022

# Response 25

## Respondent Details

Information	
<b>Respondent Number:</b> 25	<b>Respondent ID:</b> 183187281
<b>Date Started:</b> 22/01/2022 13:38:09	<b>Date Ended:</b> 22/01/2022 14:37:11
<b>Time Taken:</b> 59 minutes 2 seconds [REDACTED]	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:

Individual

## Your comments

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

Woodcote is a village. Residents live here because village life is their choice. Over development will ruin the whole area. Extra housing may be needed but why should long term residence and those who have come to Woodcote for a certain life style pay the price. Sensible new housing means building where the impact is least detrimental to any existing place of beauty, and safety of an area. We have far too many vehicles accessing the Co op on Bridle Path already. The junction joining the Goring Road cannot deal with lorries, parked cars and public transport. Increasing the volume of inhabitants will add to the chaos. Each proposed new home will involve atleast one extra vehicle, possible more. Our doctors surgery also seems to have more than enough to cope with. Change is not necessarily the same thing as impovement. Over development, will in the end destroy what is, one of the nicest villages in this area. How many villages will be turned into mini towns and lost for ever. This is England, we are proud of our rural, green countryside. We do not want it to slowly disappear. Once it has gone there is no going back.

## Public examination

Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Woodcote Neighbourhood Plan:

Yes, I request a public examination

## Public examination

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

Confusing information regarding changes to the village

## Your details and future contact preferences



# Response 26

## Respondent Details

Information	
<b>Respondent Number:</b> 26	<b>Respondent ID:</b> 183228519
<b>Date Started:</b> 23/01/2022 15:50:26	<b>Date Ended:</b> 23/01/2022 16:17:28
<b>Time Taken:</b> 27 minutes 1 second [REDACTED]	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Individual

## Your comments

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

I am very supportive of the latest neighbourhood plan submitted by Woodcote Parish Council.

This builds on the existing plan, which I also supported along with the majority of the.

In particular I'm very supportive of the analytical approach to determining the number of houses that are required to be built in the period up to 2035 by looking at the needs of the village to maintain a healthy balanced community with consideration of the needs of the local medical practise, schools and businesses. This determines a need for an additional 53 houses, over and above those identified in the neighbourhood plan that is currently in force for the period up to 2026.

The plan looks at the needs of the community and the specific sites that have been put forward rather than applying a broad-brush formulaic approach of the South Oxfordshire Local Plan that would add 115 additional houses.

The National Planning Policy states that great weight should be given to conserving and enhancing the landscape and scenic beauty in AONB, giving then the highest status of protection and requires that development in AONB is limited. Where there is an option to develop outside of the AONB to provide housing needs then this should always be considered before development in the AONB except in exceptional circumstances.

I acknowledge that the village has a need for new housing to remain vibrant, but this must be based on the local requirements and given the AONB status of the village, Woodcote should not be used a site for additional development, beyond the local needs, given that there will be options to build outside of the AONB.

As well as the number of houses the plan also carefully considers the impact of individual sites on the landscape, traffic and wildlife, along with any benefits they can deliver besides additional housing (e.g. employment and off street parking).

It looks to provide a housing mix that best suits the identified needs.

## Public examination

Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Woodcote Neighbourhood Plan:

No, I do not request a public examination





# Response 27

## Respondent Details

Information	
<b>Respondent Number:</b> 27	<b>Respondent ID:</b> 183230930
<b>Date Started:</b> 23/01/2022 17:08:34	<b>Date Ended:</b> 23/01/2022 23:24:53
<b>Time Taken:</b> 6 hours 16 minutes 19 seconds [REDACTED]	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Individual

## Your comments

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

I am a 33 year old young professional, looking to buy my first home. I grew up in Woodcote, and my parents still live in the village - they are looking to downsize in the not too distant future. I am very interested in buying a property locally, so I can be close to them.

I would like to offer my strong support for the recommendations made in this neighbourhood plan. Even though I am part of group that is in critical need of new housing, I still agree with Woodcote Parish Council that we must balance that need against the equally pressing duty to protect the Chilterns AONB. As the evidence assembled indicates, Woodcote is in a prominent location on the Chilterns scarp, and is surrounded by land of high or very high ecological value. Given that South Oxfordshire District Council has declared a climate emergency, it is clearly imperative that all levels of local government preserve and restore ecosystem functioning - and our protected landscapes play a critical role in that process. With this in mind, it is consistent with the DC's existing policy stance to treat Woodcote differently to other Large Villages in the District, as outlined in this Neighbourhood Plan. They have clearly engaged in a rigorous process of consultation and evidence gathering, and consequently accurately represented the type and scale of housing development that is needed.

I was particularly pleased to see the Parish Council's wide ranging environmental proposals, as well as their recommendation that local people should be given priority for purchasing new homes - people want to live near their families, and the planning system should facilitate this. I welcome the efforts of the Parish Council to support walking, cycling, and bus travel, and as a non-driver would encourage them to be even more ambitious in this effort to arrange more regular bus services, and create a new link between Woodcote and Goring train station.

Overall, given the tension between environmental and housing objectives in Woodcote, I would also strongly encourage SODC and Woodcote Parish Council to explore ways to encourage One Planet Development, as the Welsh Government has done (see attached). This would allow communities and individuals to bypass strict planning laws to build on greenfield sites, so long as in doing so the residents follow a low impact lifestyle, that minimises their consumption, and actively enhances the local environment. Given that One Planet Developments require that those living in them live off the resources they produce, this would create employment opportunities as well as housing. I personally would love to live in such a development, but unfortunately this is not allowed under the current local planning process.

Q3. You can upload supporting evidence here.
<ul style="list-style-type: none"><li>File: One-Planet-Development-TAN6.pdf [REDACTED]</li></ul>

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

My only additions would largely be regarding the plan's recommendations regarding facilities in the village. People's recreational needs have evolved relative to what is captured here, especially amongst the under 40s. Facilities that meet the needs of young professionals like me would further help address the age imbalance, and would generate additional employment opportunities.

"The village would benefit significantly from a permanent, high-end cafe and co-working space, especially as more residents are now working from home. Woodcote would encourage small businesses providing these facilities to open in the village."

"Woodcote Parish Council will encourage the Oratory School to expand, upgrade, and promote use of the sports centre there to local residents."

"Woodcote Parish Council will also encourage the creation of a new bus route that links Woodcote and other villages to Henley and Goring train stations."

## Public examination

Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Woodcote Neighbourhood Plan:

No, I do not request a public examination

## Your details and future contact preferences

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

<b>Title</b>	Dr
<b>Name</b>	Jonathan Woolley
<b>Job title (if relevant)</b>	-
<b>Organisation (if relevant)</b>	-
<b>Organisation representing (if relevant)</b>	█
█	█
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[REDACTED]	
[REDACTED]	

# Technical Advice Note 6



## Planning for Sustainable Rural Communities

July 2010

### 4.15 One Planet Development

4.15.1 The Sustainable Development Scheme, "One Wales: One Planet" includes an objective that within the lifetime of a generation, Wales should use only its fair share of the earth's resources, and our ecological footprint be reduced to the global average availability of resources - 1.88 global hectares per person in 2003. One Planet Developments take forward Low Impact Development (LID) principles in the Welsh context. One Planet Development is development that through its low impact either enhances or does not significantly diminish environmental quality. One Planet Development is potentially an exemplar type of sustainable development. One Planet Developments should initially achieve an ecological footprint of 2.4 global hectares per person or less in terms of consumption and demonstrate clear potential to move towards 1.88 global hectare target over time. They should also be zero carbon in both construction and use.

4.15.2 One Planet Developments may take a number of forms. They can either be single homes, co-operative communities or larger settlements. They may be located within or adjacent to existing settlements, or be situated in the open countryside. Where One Planet Developments involve members of more than one family, the proposal should be managed and controlled by a trust, co-operative or other similar mechanism in which the occupiers have an interest. Land based One Planet Developments located in the open countryside should, over a reasonable length of time (no more than 5 years), provide for the minimum needs of the inhabitants' in terms of income, food, energy and waste assimilation. Where this cannot be demonstrated, they should be considered against policies which seek to control development in the open countryside.



*Cob Cottage of Cae Mabon, Llanberis. Courtesy of E Maddern*

## 4.16 Management plans

4.16.1 Planning applications for **land based One Planet Developments located in the open countryside** need to be supported by robust evidence. A management plan, produced by a competent person(s), must accompany planning applications for this type of development. The management plan should set out the objectives of the proposal, timetable for development of the site and timescale for review. It should be used as the basis of a legal agreement relating to the occupation of the site, should planning consent be granted. The management plan should cover the following areas:

- *Business and Improvement plan* to identify whether there is a need to live on the site and establish the level of the inhabitants' requirements in terms of income, food energy and waste assimilation that can be obtained directly from the site (See paragraph 4.17.1);
- *Ecological footprint analysis* of the development (See paragraph 4.18.1);
- *Carbon analysis* of the development (See paragraphs 4.19.1 - 4.19.2);
- *Biodiversity and landscape assessment* (See paragraph 4.20.1);
- *Community impact assessment* to identify potential impacts on the host community (both positive and negative) and provide a basis to identify and implement any mitigation measures that may be necessary (See paragraph 4.21.1 ), and;
- *Transport assessment and travel plan* to identify the transport needs of the inhabitants and propose sustainable travel solutions. (See paragraph 4.22.1).

4.16.2 Where planning applications for One Planet Developments located in the open countryside are not accompanied by the information identified in paragraph 4.16.1, the planning authority should first seek the necessary information from the applicant. Should this not be provided they would be entitled to refuse the application on the grounds of lack of proper justification for the scheme.

## 4.17 Business and improvement plan

4.17.1 Planning applications for One Planet Developments in the open countryside must justify the need to live on the site and quantify how the inhabitants' requirements in terms of income, food, energy and waste assimilation can be obtained directly from the site. The land use activities proposed must be capable of supporting the needs of the occupants, even on a low income or subsistence basis, within a reasonable period of time (no more than 5 years). It will also be necessary to identify a clear relationship between the use of the land and projects proposed and the number of occupants to be sustained on the site in terms of the need for them to work the land or ensure the smooth running of the venture and the return that is gained. The business plan should include a statement that the development will be the sole residence for the proposed occupants.

## **4.18 Ecological footprint analysis**

4.18.1 Ecological footprint analysis measures the impact of human activity upon the environment. The footprint provides a notional figure for the land area required to support an individual, a family or a community in terms of food, resources, energy, waste assimilation, and greenhouse gases mitigation. In 2006 the ecological footprint for each Welsh citizen was 4.41 global hectares with a long term target to reduce the ecological footprint to the global average availability of resources - 1.88 global hectares per person within a generation. One Planet Developments should initially achieve an ecological footprint of 2.4 global hectares per person or less in terms of consumption and demonstrate clear potential to move towards 1.88 global hectare target over time.

## **4.19 Zero carbon analysis**

4.19.1 One Planet Developments should be exemplars of the Welsh Assembly Government's zero carbon aspiration and achieve zero carbon status in terms of the construction and use of the development<sup>30</sup>. There is also the potential to have wider community carbon reduction benefits through the export of any surplus electricity to the grid.

4.19.2 Planning applications should be accompanied by supporting information confirming that the development will be zero carbon in construction and use. Plans should be monitored as part of the annual monitoring report prepared by the applicants.

## **4.20 Biodiversity and landscape assessment**

4.20.1 A baseline assessment of biodiversity and landscape character should be undertaken and a management plan to enhance features of importance prepared.

## **4.21 Community impact assessment**

4.21.1 A community impact assessment should be undertaken to assess any potential impacts (positive and negative) on the host community and provide a basis to identify and implement any mitigation measures that may be necessary.

## **4.22 Transport assessment and travel plans**

4.22.1 Planning applications should be accompanied by an assessment of the traffic generated from the use of the site by its residents and visitors. The travel plan accompanying the planning application should clearly identify a preference for low or zero carbon modes of transport including walking, cycling and car sharing schemes. Where proposals are distant from larger towns and villages they should be located near public transport routes to minimise use of the private car.

## 4.23 Planning obligations and conditions

4.23.1 Where planning consent is granted for One Planet Developments it will be necessary to tie the management plan directly to a planning condition or S106 agreement. This will provide control over all of the activities agreed in the permission. A S106 agreement should also be used to tie the dwellings to the land which justified the grant of planning consent. Where there is a change in ownership of the One Planet Development or any individual holding within larger schemes, a new management plan should be submitted to the planning authority for approval.

4.23.2 An annual monitoring report should be submitted to the planning authority to evidence compliance with the management plan by identifying activities carried out during the previous twelve months. Failure to meet the terms of the management plan could result in enforcement proceedings in respect of a breach of condition subject to which planning permission was granted.

# Response 28

## Respondent Details

Information	
<b>Respondent Number:</b> 28	<b>Respondent ID:</b> 183320188
<b>Date Started:</b> 24/01/2022 17:35:44	<b>Date Ended:</b> 24/01/2022 17:57:38
<b>Time Taken:</b> 21 minutes 54 seconds ██████████	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Individual

## Your comments

<p>Q2. You can provide your comments on the Woodcote Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>I am supportive of the Woodcote Neighbourhood plan (updated December 2021) as it reflects the needs and wishes of the Woodcote residents to retain a balanced community by developing small sites, sympathetic to the look &amp; feel of the village and supports the National Planning policy to conserve and enhance the landscape.</p>

## Public examination

<p>Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Woodcote Neighbourhood Plan:</p>
<p>No, I do not request a public examination</p>

## Your details and future contact preferences





# Response 29

## Respondent Details

Information	
<b>Respondent Number:</b> 29	<b>Respondent ID:</b> 183356584
<b>Date Started:</b> 25/01/2022 09:16:00	<b>Date Ended:</b> 25/01/2022 09:56:39
<b>Time Taken:</b> 40 minutes 38 seconds [REDACTED]	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:

Individual

## Your comments

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

Dear Sir, Madam,

Having reviewed the Woodcote Neighbourhood plan my initial reaction is basically dismay at the amount of development the village faces. The village is located in an AONB, we are facing a climate and biodiversity crisis, as well as local infrastructure already stretched with the roads congested, and the village school close to capacity as well as the existing buildings being in a poor condition. More housing won't help any of these issues. It feels like we are agreeing to housing without fixing and putting in place any measures to address the above. More housing will only compound the issues.

As an example, recent housing developments such as the one titled WNP1-01 which is currently being built has seen a large number of houses squashed onto a site, with existing trees and hedges cut down to make way. Except adding to housing numbers within the village (more people, traffic etc) it adds little benefit to the overall village community.

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

Less housing on identified sites or less sites to be taken forwards in order to lessen the impact on the community, the environment and the village feel that Woodcote has. Please refer to point previously made.

## Public examination

Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Woodcote Neighbourhood Plan:

No, I do not request a public examination

## Your details and future contact preferences

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

<b>Title</b>	Mr
<b>Name</b>	Chris Howell
<b>Job title (if relevant)</b>	-
<b>Organisation (if relevant)</b>	-
<b>Organisation representing (if relevant)</b>	█
█	█
█	█
█	█
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█	█
█	█
█	█

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█

█

█

█

# Response 30

## Respondent Details

Information	
<b>Respondent Number:</b> 30	<b>Respondent ID:</b> 183147890
<b>Date Started:</b> 21/01/2022 17:26:23	<b>Date Ended:</b> 25/01/2022 20:27:48
<b>Time Taken:</b> 99 hours 1 minute 25 seconds [REDACTED]	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Individual

## Your comments

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

We fully support the Woodcote Neighbourhood Plan (WNP2) submission, particularly over the question of the number of new dwellings.

Woodcote is in an Area of Outstanding Natural Beauty (AONB), with no exception for about 5 miles radius.

The higher housing number proposed by South Oxfordshire District Council takes no account of this fact, classing Woodcote as a larger village and therefore allocated a 15% increase the same as all other larger villages, most of which are not in the AONB.

It is difficult to see how SODC can justify treating Woodcote as a larger village whilst making no allowance for the village being wholly within the AONB

WNP2 has been produced after exhaustive research and consultation with residents. Every site available for consideration has received detailed assessment. We believe the sites chosen provide sufficient new growth of housing reflecting local need without having excessive impact on the AONB

Jerry & Isobel Green  
[REDACTED]

## Public examination

Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Woodcote Neighbourhood Plan:


No, I do not request a public examination

## Your details and future contact preferences



# Response 31

## Respondent Details

Information	
<b>Respondent Number:</b> 31	<b>Respondent ID:</b> 183503394
<b>Date Started:</b> 26/01/2022 10:16:36	<b>Date Ended:</b> 26/01/2022 10:33:33
<b>Time Taken:</b> 16 minutes 57 seconds	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Individual

## Your comments

<p>Q2. You can provide your comments on the Woodcote Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>I approve of the updated Woodcote Neighbourhood Plan (WNP) comprising 129 new homes (76 homes from first plan &amp; 53 new homes in the updated plan). I do NOT approve of any separate proposed builders' schemes outside of the WNP. Woodcote is in the Chilterns AONB &amp; therefore should not be expected to take the same growth percentage as other larger villages. With reference to the National Planning Policy Framework, para 176 specifically refers to conserving &amp; enhancing AONBs. To increase the housing further in Woodcote would jeopardise this instruction. Hence I request that SODC accepts the increase of 53 housing units rather than the 115 units stipulated by SODC's Local Plan 2035. Thank you.</p>

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

## Public examination


<p>Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Woodcote Neighbourhood Plan:</p>
<p>Don't know</p>

## Your details and future contact preferences



# Response 32

## Respondent Details

Information	
<b>Respondent Number:</b> 32	<b>Respondent ID:</b> 183560748
<b>Date Started:</b> 26/01/2022 17:13:35	<b>Date Ended:</b> 26/01/2022 17:33:20
<b>Time Taken:</b> 19 minutes 44 seconds	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Individual

## Your comments

Q2. You can provide your comments on the Woodcote Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.
<p>I am completely in favour of the adoption of this new "Woodcote Neighbourhood Plan", particularly where it is conflict with SODC's Local Plan for new housing.</p> <p>In particular SODC needs to take account of the Neighbourhood Plan for 53 new building units, rejecting the higher number of 115 new building units within the SODC Local Plan for Woodcote.</p> <p>The SODC Local Plan treats Woodcote the same as all other large villages in the area, looking for a 15% growth in housing which equates to 115 new building units. At first sight, this might seem a fair approach. However, the SODC Local Plan disregards the fact that Woodcote is unique within the area as being the only large village which falls completely within the Chilterns AONB.</p> <p>Because Woodcote is completely within the Chilterns AONB, SODC should therefore take account of and adhere to the requirements of the National Planning Policy Framework (re paragraphs 174 to 177). This would mean acceptance of the lower figure of 53 new building units as detailed in Woodcote's new Neighbourhood Plan.</p>

## Public examination

Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Woodcote Neighbourhood Plan:
Don't know

## Your details and future contact preferences



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

<b>Title</b>	Mr
<b>Name</b>	J Older
<b>Job title (if relevant)</b>	-
<b>Organisation (if relevant)</b>	-
<b>Organisation representing (if relevant)</b>	█
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# Response 33

## Respondent Details

Information	
<b>Respondent Number:</b> 33	<b>Respondent ID:</b> 183630879
<b>Date Started:</b> 27/01/2022 13:25:29	<b>Date Ended:</b> 27/01/2022 13:31:16
<b>Time Taken:</b> 5 minutes 46 seconds ████████████████████	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Individual

## Your comments

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

Woodcote's current Neighbourhood Plan allocates 76 new homes to 2027. The new South Oxfordshire Local Plan is requiring an additional 115 homes up to 2035. Woodcote's new plan seeks to reduce this figure to an additional 53 new homes.

Woodcote is a hilltop village lying entirely within the Chilterns Area of Outstanding Natural Beauty. The designation does not stop at the settlement's boundaries, as is the case with other large villages locally; the designation runs through the whole of the settlement area, so every square metre of land is subject to the very high level of protection afforded by AONB designation. It follows that in allocating housing supply, Woodcote must be treated differently from other local large villages, such as Sonning Common and Goring.

Additionally, Woodcote is situated at 185 metres on the top of the Chilterns, very close to where the hills begin their descent to the Thames at the Goring Gap. Its site is visible from great distances, from Moulsoford Downs and beyond to the west, itself within an Area of Outstanding Natural Beauty, and from the beginnings of the London Basin to the south east. Thus it is a significant geological feature. From a distance, the hills appear as unbroken woodland; development in Woodcote can potentially destroy the coherence of this landscape feature.

The Chilterns, especially at their south-western extremity, have high levels of biodiversity. Despite well-intentioned legislation seeking to mitigate the adverse effects of development, biodiversity suffers with increased population pressure. For instance, nesting birds do not like disturbance; this is particularly true of ground-nesting birds, where breeding may fail completely where there are dog walkers. Habitat loss and habitat disturbance are crucial factors leading to the very worrying decline in biodiversity experienced locally and globally.

The level of housing development mandated for Woodcote is not consistent with NPPF legislation, paras 174 and 176, which set out the importance of protecting and enhancing landscapes and biodiversity. In an AONB, 'great weight' must be given to environmental concerns. Additionally, SODC policy must reflect the difference between those areas that sit within an AONB, and those which are an intrinsic part of it.

It is easy to level the charge of nimbysm to those seeking to resist development of their local areas, a charge which to me makes little sense, since it is only natural that people should wish to protect that which they know and love. But the southern Chilterns are a national resource, long known as one of London's green lungs.

The opening sentence of Julian Glover's 2019 report into National Parks and AONBs is as follows; 'The underlying argument of our review, which covers England, is that our system of national landscapes should be a positive force for the nation's wellbeing.' Lord Benyon's 2022 response from the government begins, 'The last two years have demonstrated the benefit that people get from having access to nature-rich landscapes. Our National Parks and Areas of Outstanding Natural Beauty (AONBs) have been a vital resource for so many of us, but it remains the case that they can be hard to reach.'

The southern Chilterns are not hard to reach. Trains from Paddington arrive in Reading 23 minutes later, and from there it is only 10 minutes by bus into the Chilterns AONB. Thus the importance of protecting Woodcote from development goes beyond the interests of its inhabitants and is of national significance.

Clearly planning authorities have to deal with competing interests. I don't believe any new houses should be built in Woodcote, for the reasons given above, but in acknowledgement of these competing interests am willing to support Woodcote's new Neighbourhood Plan, but very strongly object to the South Oxfordshire Local Plan.

## Public examination

**Q6.** Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Woodcote Neighbourhood Plan:

Don't know

## Your details and future contact preferences

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

<b>Title</b>	Mrs
<b>Name</b>	Susan Sandford
<b>Job title (if relevant)</b>	-
<b>Organisation (if relevant)</b>	-
<b>Organisation representing (if relevant)</b>	█
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# Response 34

## Respondent Details

Information	
<b>Respondent Number:</b> 34	<b>Respondent ID:</b> 183639309
<b>Date Started:</b> 27/01/2022 14:20:11	<b>Date Ended:</b> 27/01/2022 18:13:55
<b>Time Taken:</b> 3 hours 53 minutes 43 seconds [REDACTED]	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Individual

## Your comments

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

We would like to express our concerns regarding the new housing sites proposed for inclusion in the amended Woodcote Neighbourhood Plan. Whilst it is appreciated that there is a requirement for the building of new homes and in particular smaller/affordable homes we are concerned at the increasing pressure on our existing infrastructure and the impact of increased traffic volume on already congested and narrow road networks. It is important also to state that unlike the 13 other villages in South Oxfordshire, Woodcote sits entirely within the Chilterns Area of Outstanding Natural Beauty (AONB) and each of the proposed additional sites would encroach into the AONB and extend the built-up area of the village into our natural spaces, be they farmland or wooded areas. The National Planning Policy Framework paragraph 115 requires "that great weight be given to conserving the landscape and scenic beauty". It is our understanding that changes/development in an AONB are required to be "a necessary change for the benefit of the community". How can building in our AONB be for the benefit of the community when fields, footpaths, hedgerows and quiet lanes are damaged by buildings and increased traffic? Traffic congestion at hotspots such as the Reading Road by the schools and the crossroads by the war memorial and Co-op are already hazardous. We see that additional planning applications at Wood Lane and Bridle Path have also been submitted and when combined with the current Behoes Lane and Wood Lane proposals, on the basis of one car per bedroom, a further 200 vehicles could be increasing congestion at the Co-op crossroads. Traffic calming measures would in our opinion be essential should there be any development in this area, indeed, traffic calming measures should be in place on the Goring Road now. The Reading Road would become even more dangerously congested at peak times if 30 homes are built at Church Farm. The Health Centre, schools and the Co-op in the village are already oversubscribed and further development would be unsustainable without investment in services.

## Public examination

Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Woodcote Neighbourhood Plan:

No, I do not request a public examination

## Your details and future contact preferences

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

<b>Title</b>	Mr and Mrs
<b>Name</b>	Baldwin
<b>Job title (if relevant)</b>	-
<b>Organisation (if relevant)</b>	-
<b>Organisation representing (if relevant)</b>	█
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# Response 35

## Respondent Details

Information	
<b>Respondent Number:</b> 35	<b>Respondent ID:</b> 183696148
<b>Date Started:</b> 28/01/2022 09:39:00	<b>Date Ended:</b> 28/01/2022 09:43:57
<b>Time Taken:</b> 4 minutes 57 seconds	<b>Translation:</b> English
██	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Individual

## Your comments

Q2. You can provide your comments on the Woodcote Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.
I wish to support the Woodcote Neighbourhood Plan. Not being happy using the internet I have written out my comments longhand and have asked a friend to 'upload' them for me.

Q3. You can upload supporting evidence here.
<ul style="list-style-type: none"><li>File: PatSolomons_Support_WNP.pdf ██████████</li></ul>

## Public examination

Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Woodcote Neighbourhood Plan:
No, I do not request a public examination

## Your details and future contact preferences





**Letter from Mrs Patricia M Solomons**

[REDACTED]  
[REDACTED]  
27<sup>th</sup> January 2022

Planning Policy  
SODC, 135 Eastern Avenue  
Milton Park, Milton, OX14 4SB

RE: Woodcote Neighbourhood Plan 2 Update to 2035.

I wish to give my strong support to the updated plan for Woodcote.

I applaud the aims of the new policies to conserve the AONB and to protect existing local green spaces and views.

I endorse the policies to limit CO2 emissions and biodiversity reduction as part of a national need to protect our environment.

I firmly believe that the parish should maintain control of new building, carefully assessing local need and appropriate location. A village within the AONB should not be chosen to solve the housing needs of a wider area which does not have statutory protection for its environment.

I agree with the plan's policies on smaller houses and affordable homes and on styles and landscaping suitable for a Chilterns village.

This plan has been constructed with careful consideration for the present and future needs of the villagers. The policies are supported by clear arguments and national planning policies.

I would urge its adoption by the Examiner and SODC.

Yours faithfully,

Patricia M Solomons

# Response 36

## Respondent Details

Information	
<b>Respondent Number:</b> 36	<b>Respondent ID:</b> 183706338
<b>Date Started:</b> 28/01/2022 11:20:04	<b>Date Ended:</b> 28/01/2022 11:42:26
<b>Time Taken:</b> 22 minutes 22 seconds ████████████████████	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Individual

## Your comments

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

I support the revised Neighbourhood Plan for 2013-2035 which makes the case to limit the increase in new homes to an additional 53 .

The development of the Reading Road area opposite the Schools and Library and stretching from Church farm to Tidmore Lane will however create a challenge in terms of traffic management and this will need appropriate measures to avoid a situation which creates greater problems than currently exist at peak times.

The Neighbourhood Plan Team have produced a comprehensive report that covers not only the principal issues that are within the scope of the NP but also those outside the scope which are also important if the plan is to work , and their efforts in producing this are much appreciated.

## Public examination

Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Woodcote Neighbourhood Plan:

Don't know

## Your details and future contact preferences



# Response 37

## Respondent Details

Information	
<b>Respondent Number:</b> 37	<b>Respondent ID:</b> 183784246
<b>Date Started:</b> 29/01/2022 10:30:42	<b>Date Ended:</b> 29/01/2022 10:43:35
<b>Time Taken:</b> 12 minutes 53 seconds [REDACTED]	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Individual

## Your comments

Q2. You can provide your comments on the Woodcote Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.
<p>I feel this is a huge amount of work for a small village to submit. I believe that the conclusions reached are what are in the village's interests and there is very little space left for future development and no way near the target set by SODC. We have recently had bungalows with substantial gardens demolished and a pair of semidetached houses go up in its place, if not more. These do not count in the figures put forward by the Neighbourhood Plan and probably provide about half a dozen extra houses a year. This N.P. takes account of the fact we are in an AONB.</p>

## Public examination

Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Woodcote Neighbourhood Plan:
Don't know

## Your details and future contact preferences



# Response 38

## Respondent Details

Information	
<b>Respondent Number:</b> 38	<b>Respondent ID:</b> 183836374
<b>Date Started:</b> 30/01/2022 17:10:29	<b>Date Ended:</b> 30/01/2022 17:59:15
<b>Time Taken:</b> 48 minutes 46 seconds ██████████	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Individual

## Your comments

Q2. You can provide your comments on the Woodcote Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.
<p>We fully support the latest submitted version of the Woodcote Neighbourhood Plan (WNP2) which has been put together with great care and attention to detail. It has been prepared by local residents, with the support of the Woodcote Parish Council, on behalf of and in consultation with the local community.</p> <p>Woodcote is entirely within an Area of Outstanding National Beauty (AONB) and is one of only two of the twelve larger villages within the South Oxfordshire planning district in this category. With regard to the consideration of new developments, great weight has been given in the Plan to conserving and enhancing landscape and scenic beauty, as required within (National Policy Planning Framework (NPPF)). When considering local housing development, we are impressed by the detailed and thorough assessment of all sites submitted for consideration, and (amongst other factors) by the Plan only allocating sites that can be developed without an unacceptable impact on the AONB in which we live. We agree with the sites allocated and with the rejection of the other sites considered unacceptable through this process.</p>

## Public examination

Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Woodcote Neighbourhood Plan:
Don't know

## Your details and future contact preferences

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

<b>Title</b>	Mr & Mrs
<b>Name</b>	R Paskins
<b>Job title (if relevant)</b>	-
<b>Organisation (if relevant)</b>	-
<b>Organisation representing (if relevant)</b>	█
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# Response 39

## Respondent Details

Information	
<b>Respondent Number:</b> 39	<b>Respondent ID:</b> 183864319
<b>Date Started:</b> 31/01/2022 10:21:33	<b>Date Ended:</b> 31/01/2022 10:27:22
<b>Time Taken:</b> 5 minutes 48 seconds [REDACTED]	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Organisation

## Your comments

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

<p>Q3. You can upload supporting evidence here.</p>
<ul style="list-style-type: none"><li>File: 20220127 Reg 16 Woodcote FINAL.pdf [REDACTED]</li></ul>

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

## Your details and future contact preferences



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

<b>Title</b>	-
<b>Name</b>	Robyn Tobutt
<b>Job title (if relevant)</b>	-
<b>Organisation (if relevant)</b>	South Oxfordshire District Council
<b>Organisation representing (if relevant)</b>	South Oxfordshire District Council
<b>Address line 1</b>	135 Eastern Avenue
<b>Address line 2</b>	Milton Park
<b>Address line 3</b>	-
<b>Postal town</b>	Abingdon
<b>Postcode</b>	OX14 4SB
<b>Telephone number</b>	-
<b>Email address</b>	robyn.tobutt@southandvale.gov.uk

Policy and Programmes

**HEAD OF SERVICE: HARRY  
BARRINGTON-MOUNTFORD**



Listening Learning Leading

**Contact officer: Robyn Tobutt**

Robyn.Tobutt@southoxford.gov.uk

Tel: 01235 422600

31 January 2022

**Woodcote Neighbourhood Development Plan Review – Comments under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 (As Amended)**

South Oxfordshire District Council has worked to support Woodcote Parish Council in the preparation of their neighbourhood plan and compliments them the submission of their comprehensive plan review.

In order to fulfil our duty to guide and assist, required by paragraph 3 of Schedule 4B to the Town and Country Planning Act 1990 (as amended), the council commented on the emerging Woodcote Neighbourhood Development Plan (NDP) Review during the pre-submission consultation.

We are committed to helping this plan succeed. To achieve this, we offer constructive comments on issues that are considered to require further consideration. To communicate these in a simple and positive manner, we produced a table containing an identification number for each comment, a description of the relevant section/policy of the NDP, our comments and, where possible, a recommendation.

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

Robyn Tobutt  
**Planning Policy Officer (Neighbourhood)**

Ref.	Section/Policy	Comment/Recommendation
1	<p data-bbox="296 293 603 327">Page 2 – Section 1.4</p> <p data-bbox="296 365 675 875">‘The Local Plan (paragraph 4.28) requires a Landscape and Visual Impact Assessment (LVIA) to be carried out to provide evidence for a lower allocation of houses. The Parish Council carried out an LVIA which was subsequently reviewed and endorsed by a chartered member of the landscape institute.’</p>	<p data-bbox="695 293 1278 327">Paragraph 4.28 of the Local Plan states:</p> <p data-bbox="695 365 1378 1317"><i>‘Some villages are constrained by factors such as Green Belt, Areas of Outstanding Natural Beauty, and Flood Zones. Where Neighbourhood Development Plans are considering sites within an AONB or sites that form part of the setting of an AONB, a Landscape and Visual Impact Assessment should be undertaken. In these villages a 15% growth may not be fully achievable. Other villages are unconstrained and can plan for more than 15% growth. The level of growth proposed should be evidenced within the Neighbourhood Development Plan with local communities helping to shape the development of their village. <b>Ultimately the detailed evidence base will need to be provided to support each Neighbourhood Development Plan and its assessment of capacity, whether this is to support a higher or lower number than that provided in Table 4f: Provision of homes at Larger Villages.</b> Neighbourhood planning groups will need to cooperate with infrastructure providers and statutory consultees to provide this evidence, and develop viable solutions for any infrastructure provision that is needed.’</i></p> <p data-bbox="695 1355 1374 1429">The council highlighted concerns with the LVIA at the pre-submission consultation.</p> <p data-bbox="695 1467 1385 1794">We provided detailed comments on the LVIA as part of our response. We suggested the information should be reformatted into a Landscape Sensitivity Study and that cumulative impact should also be considered. We also recommended that the local plan evidence base should be used as a starting point for site assessment, and where assessments differ from this the reasons should be clearly covered.</p> <p data-bbox="695 1832 1347 2011">We highlighted the importance of plotting together all the proposed sites in one plan to explore the interrelationship between them i.e. would a user of a footpath walk past 4 different sites. We also recommended</p>

Ref.	Section/Policy	Comment/Recommendation
		<p>considering whether a smaller number of slightly larger sites would have less impact than multiple small sites. Smaller sites have less scope to provide public open space and play facilities, potentially providing less benefits.</p> <p>The submitted LVIA has been assessed by the council's landscape specialist and we consider the concerns raised during the pre-submission consultation have not been substantively addressed. The Landscape Officer's comments are available in full in table 1 at the end of these comments.</p>
2	<p>Page 7 – Planning Policies</p> <p>The NPPF and the new Local Plan are strongly committed to conserving the nationally designated landscape of the AONB. In particular, the NPPF recognises the need for major development within an AONB to be justified by a local need that cannot be met elsewhere.</p>	<p>We recommend that this paragraph is amended so that the text has regard to national policy.</p> <p>Paragraph 177 of the NPPF states that major development will only be appropriate in exceptional circumstances and where it can be demonstrated it is in the public interest.</p> <p>The NPPF includes a list setting out what the relevant considerations are for planning applications for major development. Point a) states that national considerations should also be taken into account, and therefore it is not wholly accurate to state that development must be justified by a local need that cannot be met elsewhere.</p> <p>We recommend the following replacement wording:</p> <p><i>'In particular, the NPPF recognises the need for major development within the AONB to be refused other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest.'</i></p>
3	<p>General Comment – Retained policies</p>	<p>We appreciated there are several policies from the Woodcote Neighbourhood Plan, adopted in 2014, that the neighbourhood plan review is proposing to retain. Since the adoption of the Woodcote Neighbourhood Plan, the district council has adopted a new local plan and national policy has been updated. Where appropriate, the district council has commented below on retained policy wording that may need</p>

Ref.	Section/Policy	Comment/Recommendation
		to be updated to reflect the new local plan or changes to national policy.
4	Page 16 – Policy C1: Assets of Community Value	<p>Policy CF1 in the South Oxfordshire Local Plan is concerned with safeguarding community facilities and is identified as a strategic policy in the plan. As drafted, Policy C1 does not have regard to viability and other considerations addressed in CF1. Due to the general nature of Policy C1, we recommend the policy refer to the development plan, for example after ‘will be strongly resisted’ insert:</p> <p><i>‘... in accordance with development plan policies.’</i></p> <p>Or replace ‘will be strongly resisted’ with <i>‘will not be supported unless it meets the requirements of relevant policies in the development plan’</i>.</p>
5	Page 17 – Policy C3: Communications Infrastructure (Retained Policy)	<p>The second paragraph of the policy is dealing with an administrative requirement. The examiner of the Benson Neighbourhood Plan commented on a similar policy: <i>‘This policy imposes a requirement as to what documents must be submitted with a planning application. That is not something that a neighbourhood plan policy can do. The documents which must accompany planning application will be set out in the District Council’s Local Validation Checklist.’</i></p> <p>We recommend that this element of the policy is amended to state:</p> <p><i>‘New residential development should provide for suitable ducting to enable more than one service provider to provide a fibre connection to individual properties from connection chambers located on the public highway, or some alternative connection point available to different service providers.’</i></p>
	Page 21 – Policy T1: Traffic Congestion (Retained policy)	Paragraph 113 of the NPPF sets out that developments that generate significant amounts of movement should be required to provide a travel plan and that the application should be supported by a transport statement or transport assessment so that the likely impact of the

Ref.	Section/Policy	Comment/Recommendation
		<p>proposal can be assessed. This is reflected in local Policy TRANS4: Transport Assessments, Transport Statements and Travel Plans in the Local Plan 2035.</p> <p>Currently Policy T1 sets a low threshold of proposals which increase the number of access points or which would involve an increase in traffic generation.</p> <p>In addition, paragraph 111 of the NPPF sets out that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.</p> <p>To ensure the policy is proportionate and meets the basic conditions we would recommend the following wording:</p> <p><i>‘Proposals which generate significant amounts of movement should provide a travel plan, and the application should be supported by a transport statement or transport assessment. Proposals which have an unacceptable impact on highway safety, or where the residual cumulative impact on the road network would be severe will not be supported. Particular regard should be had to the following areas:’</i></p>
6	Page 21 – Policy T5: Traffic Calming along Goring Road (Retained Policy)	<p>Paragraph 57 of the NPPF sets out the tests from Regulation 122 of the Community Infrastructure Levy (CIL) Regulations (the Regulation 122 tests) as follows: <i>‘Planning obligations must only be sought where they meet all of the following tests:</i></p> <ul style="list-style-type: none"> <li><i>a. necessary to make the development acceptable in planning terms;</i></li> <li><i>b. directly related to the development; and</i></li> <li><i>c. fairly and reasonably related in scale and kind to the development.’</i></li> </ul> <p>Not all development which will directly access onto the Goring Road will meet the above-mentioned tests. Therefore, we recommend, <i>‘where appropriate’</i>, is inserted at the start of the policy.</p>

Ref.	Section/Policy	Comment/Recommendation
7	Page 22 – Policy T7: Residential Car Parking Spaces	<p>As set out in our response to the Regulation 14 consultation, we have concerns over the implementation of Policy T7. Our Development Management team have noted difficulties with Policy T8 in the past (policy T7 is a modification of policy T8 in the made Woodcote NDP), as providing one parking space per bedroom means that there is a lot of hardstanding and less space on site for landscaping, creating a harsh urban environment.</p> <p>Other neighbourhood plans since the Woodcote Neighbourhood Plan was adopted in 2014 have tried to introduce parking standards, for example, recently in Wallingford (examiner’s report available <a href="#">here</a>) and Cholsey (examiner’s report available <a href="#">here</a>).</p> <p>The examiner for the Wallingford Plan was not satisfied that the Plan’s approach was supported by compelling evidence and we note the similarities in the evidence provided for Woodcote. The examiner also set out that the responsibility of new development is to accommodate its own parking requirements rather than to resolve pre-existing issues.</p> <p>In Cholsey, also a Larger Village, we note that the Neighbourhood Plan was successful in introducing parking standards but that the parking standards differ from those proposed in the Woodcote NDP Review.</p>
8	Page 23 – Policy EM1: Heavy Goods Traffic (Retained Policy)	<p>Paragraph 113 of the NPPF sets out:</p> <p><i>‘All developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.’</i></p> <p>Paragraph 111 of the NPPF sets out:</p> <p><i>‘Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.’</i></p>

Ref.	Section/Policy	Comment/Recommendation
		<p>As worded Policy EM1 is requiring the submission of a Transport Statement. Paragraph 113 of the NPPF sets out when a transport statement or transport assessment is needed. To bring clarity to the policy and to ensure it is drafted with regard to the NPPF we recommend the wording is amended, replacing 'must demonstrate with...within the village' with:</p> <p><i>'will be supported where they do not have an unacceptable impact on highway safety, or would not result in a severe residual cumulative impact on the road network. All development proposals generating significant amounts of movement will require Travel Plans and should be supported by a transport statement or transport assessment.'</i></p>
9	Page 24 – Policy E1: Green space and Landscaping	For clarity, we would recommend 'shall' is replaced with 'should'.
10	Page 25 – Policy E3: Biodiversity and Wildlife Support	<p>This policy is in line with the requirements of the Environment Act requiring development proposals to deliver 10% net gain for biodiversity. However, the requirement for 10% net gain in the Act is not yet in force and is unlikely to be so before the end of 2023.</p> <p>The South Oxfordshire Local Plan policy ENV3 requires development to deliver a net gain in biodiversity. Given the very clear direction of travel set out in the Environment Act the 10% net gain biodiversity reequipment appears appropriate and in general conformity with strategic policies in the development plan.</p> <p>We recommend the wording of part b of Policy E3 is clarified. It is currently not clear if there is a requirement for a bird or bat box on each new house, as the wording also talks about the retention of existing nesting and roosting opportunities. The wording could be clarified as follows:</p> <p><i>'retaining existing nesting and roosting opportunities where possible and providing nesting features and boxes for bats and birds, suited to, but not exclusively for swifts, swallows and house martins on each</i></p>



Ref.	Section/Policy	Comment/Recommendation
		<i>new dwelling or building as an integral part of their design;'</i>
11	Page 26 – Policy E4: Settlement Boundary	<p>Woodcote is identified as a Larger Village in the Local Plan 2035 and therefore development within the village is not limited to infill and the redevelopment of previously developed land or buildings as is the case for Smaller and Other villages under policy H16 of the South Oxfordshire Local Plan.</p> <p>Policy H1: Delivering New Homes in the Local Plan sets out:</p> <p><i>'3. Residential development on sites not allocated in the Development Plan will only be permitted where:</i></p> <ul style="list-style-type: none"> <li><i>i. it is for affordable housing on a rural exception site or entry level housing scheme; or</i></li> <li><i>ii. it is for specialist housing for older people in locations with good access to public transport and local facilities; or</i></li> <li><i>iii. it is development within the existing built-up areas of Towns and Larger Villages as defined in the settlement hierarchy (shown in Appendix 7); provided an important open space of public, environmental, historical or ecological value is not lost, nor an important public view harmed; or</i></li> <li><i>iv. it is infilling, and brownfield sites within Smaller and Other Villages as defined in the settlement hierarchy; or</i></li> <li><i>v. it is brought forward through a Community Right to Build Order; or</i></li> <li><i>vi. there are other specific exceptions/circumstances defined in a Neighbourhood Development Plan and/or Neighbourhood Development Orders; or</i></li> <li><i>vii. it would bring redundant or disused buildings into residential use and would enhance its immediate surroundings; or</i></li> <li><i>viii. the design is outstanding or innovative and of exceptional quality and would significantly enhance its immediate setting.'</i></li> </ul>

Ref.	Section/Policy	Comment/Recommendation
		We therefore recommend that Policy E4 is amended to replace 'infill development or redevelopment' with ' <i>residential development</i> '.
12	Page 31 – Policy E6: Important Views	<p>Whilst we appreciate that the Important Views policy is now supported by a Protected Views Assessment, we note that some of the views appear very similar. For example, there are a number of views within close proximity to one another, potentially overlapping, for example views 1 and 2, and views 8, 9, 10. In the Assessment of Views evidence document terms such as '<i>typical landscape on the outskirts of the village</i>', are used. This raises questions over whether they all should be recognised in an Important Views policy, or whether the protection offered by the AONB is already sufficient.</p> <p>To bring the clarity required by the NPPF, we recommend the following replacement wording:</p> <p><i>'Development proposals should preserve, or where practicable enhance, the local character of the landscape in general and should take account of the important views as identified on figure 9.iv and as listed in table 9.ii in particular. Development proposals which would have an unacceptable impact on the local character of the landscape and/or on an identified important view will not be supported.'</i></p>
13	Page 32 – Policy E7: Solar Energy Arrays	To bring the clarity required by the NPPF, we recommend 'in principle' is deleted.
14	Page 34/35 – The Number of New Homes / Policy H1: Number of New Homes and Appendix D	<p>As set out in our response to the Regulation 14 consultation, paragraph 66 of the NPPF sets out that strategic policies should provide a housing requirement figure for neighbourhood areas, and that once the strategic policies have been adopted they should not need re-testing at a neighbourhood plan examination.</p> <p>Paragraph 13 of the NPPF also sets out how Neighbourhood Plans should support the delivery of strategic policies contained in local plans and should shape and direct development that is outside of these strategic policies.</p> <p>Paragraph 29 of the NPPF also states that Neighbourhood Plans should not promote less development than set out in the strategic</p>

Ref.	Section/Policy	Comment/Recommendation
		<p>policies for the area, or undermine those strategic policies.</p> <p>The Planning Practice Guidance also states that: <i>'neighbourhood planning bodies are encouraged to plan to meet their housing requirement, and where possible to exceed it.'</i> (paragraph 103)</p> <p>Policy H4 in the Local Plan is a strategic policy and the Woodcote Neighbourhood Plan Review should support this. Policy H4 sets out:</p> <p><i>'1. A housing requirement of 257 homes will be collectively delivered through Neighbourhood Development Plans and Local Plan site allocations at the Larger Villages as follows:</i></p> <ul style="list-style-type: none"> <li>- 46 homes at Nettlebed</li> <li>- 96 homes at Sonning Common</li> <li>- 115 homes at Woodcote</li> </ul> <p><i>2. If a Neighbourhood Development Plan has not adequately progressed with allocating sites* to meet these requirements within 12 months of adoption of this Local Plan, planning applications for housing in that Larger Village will be supported provided proposals comply with the remainder of the policies in this Development Plan.</i></p> <p><i>*the Plan has reached submission stage and has allocated sufficient housing sites.'</i></p> <p>The Local Plan policy sets out the housing requirement figures to be delivered through Neighbourhood Development Plans in part 1, which for Woodcote is 115 homes. Part 2 of the policy provides a contingency to ensure the housing requirement is met in the event that the Neighbourhood Plan has not been submitted in time or does not allocate sufficient housing sites.</p> <p>This neighbourhood plan review is carrying forward the allocations from WNP1 (76 homes) and allocating a further 53 homes. On page 34 of the neighbourhood plan it states <i>'the Parish Council carried out a Landscape and Visual Impact Assessment (LVIA) to provide</i></p>

Ref.	Section/Policy	Comment/Recommendation
		<p><i>proportionate evidence to justify the lower allocation of 53 houses compared with the allocation of 115 in the Local Plan’.</i></p> <p>Paragraph 4.28 of the Local Plan explains how neighbourhood plans should deal with factors that may potentially constrain the supply of new homes and the capacity of the settlement to deliver the housing requirement. It sets out:</p> <p><i>‘Some villages are constrained by factors such as Green Belt, Areas of Outstanding Natural Beauty, and Flood Zones. Where Neighbourhood Development Plans are considering sites within an ANOB, a Landscape and Visual Impact Assessment should be undertaken. In these villages a 15% growth may not be fully achievable. Other villages are unconstrained and can plan for more than 15% growth. The level of growth proposed should be evidenced within the Neighbourhood Development Plan with local communities helping to shape the development of their village. <b>Ultimately the detailed evidence base will need to be provided to support each Neighbourhood Development Plan and its assessment of capacity, whether this is to support a higher or lower number than that provided in Table 4f: Provision of homes at Larger Villages.</b> Neighbourhood planning groups will need to cooperate with infrastructure providers and statutory consultees to provide this evidence, and develop viable solutions for any infrastructure provision that is needed.’</i></p> <p>We have added emphasis to the sentence highlighting that assessment of capacity evidence is needed to support a higher or lower level of growth. In this context, we believe it is important that the examiner considers whether the right balance, between the capacity and the constraints of the settlement, has been achieved.</p> <p>We consider that a neighbourhood plan that does not deliver the housing requirement figure set out in Policy H4 can still be in general conformity with the strategic policies of the Local Plan provided it is supported by</p>

Ref.	Section/Policy	Comment/Recommendation
		<p>appropriate evidence of capacity as set out in paragraph 4.28 of the Local Plan.</p> <p>In the case of Woodcote, the council has concerns relating to the assessment of capacity and these are set out in detail in table 1 at the end of these comments.</p> <p>However, not delivering the housing requirement, even if not supported by appropriate evidence of capacity, does not need to result the neighbourhood plan failing to meet the basic conditions. This is because:</p> <ul style="list-style-type: none"> <li>a) The Plan is required to be in general conformity with the strategic policies in the development plan as a whole.</li> <li>b) The scope of a neighbourhood plan is up to the neighbourhood planning body and where strategic policies set out a housing requirement figure for a designated neighbourhood area, the neighbourhood planning body does not have to make specific provision for housing, or seek to allocate sites to accommodate the requirement, as set out in paragraph 104 of the NPPG.</li> <li>c) Part 2 of Policy H4 of the Oxfordshire Local Plan contains a contingency which can deal with the eventuality of the Neighbourhood Plan not allocating sufficient sites.</li> </ul> <p>If the examiner were to find that the neighbourhood plan is in general conformity with the strategic policies of the local plan but is not rooted in sufficient evidence on capacity to justify the lower housing number allocated in the submission plan, the contingency in local plan policy H4 may still apply. In such circumstances, modifications could be made to Policy H1 of the neighbourhood plan to ensure it can work harmoniously with the contingency mechanism in Policy H4 of the South Oxfordshire Local Plan.</p>

Ref.	Section/Policy	Comment/Recommendation
15	Page 35 – Policy H2: Tenancy Mix	<p>The adopted Local Plan sets out the expected tenancy mix in policy H9. This is in greater detail and supported by more up to date evidence than policy H2, which has been retained from the Woodcote Neighbourhood Plan adopted in 2014.</p> <p>Another consideration is the Written Ministerial Statement (WMS) made on 24 May 2021 on Affordable Homes. This introduced significant changes to the delivery of affordable housing, introducing a new affordable housing tenure called First Homes, as well as making changes to the current model of Shared Ownership (<a href="#">link here</a>).</p> <p>First Homes are the government’s preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers through planning obligations. From the 28 June 2021, subject to the transitional arrangements, of all affordable housing units secured through developer contributions, 25% should be First Homes.</p> <p>As set out in the WMS of 24 May 2021, neighbourhood plans that have reached publication stage (Regulation 14 – Pre submission consultation) by 28 June 2021 and subsequently submitted for examination by 28 December 2021, will not be required to reflect the First Homes policy requirement as part of the transitional arrangements.</p> <p>The Woodcote Regulation 14 consultation took place from 3 April to 15 May 2021, and has been submitted for examination before 28 December 2021, and therefore is subject to the transitional arrangements. However, whilst the Woodcote Neighbourhood Plan Review falls within the transitional period, we recommend that the policy is amended to reflect the most up-to-date position taking account of tenancy requirements in the Local Plan, which have been amended by the Written Ministerial Statement. We recommend the policy wording is amended to:</p>

Ref.	Section/Policy	Comment/Recommendation										
		<p><i>'Taking into account the requirements for affordable housing set out in the Local Plan Policy H9, as well as the requirement that at least 25% of all affordable housing units delivered should be First Homes, the affordable housing tenure sought should be in accordance with the table below:</i></p> <table border="1" data-bbox="703 524 1374 786"> <thead> <tr> <th data-bbox="703 524 1027 562"><b>Tenure</b></th> <th data-bbox="1027 524 1374 562"><b>South Oxfordshire</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="703 562 1027 600"><i>First Homes</i></td> <td data-bbox="1027 562 1374 600">25%</td> </tr> <tr> <td data-bbox="703 600 1027 638"><i>Social Rent</i></td> <td data-bbox="1027 600 1374 638">35%</td> </tr> <tr> <td data-bbox="703 638 1027 676"><i>Affordable Rent</i></td> <td data-bbox="1027 638 1374 676">25%</td> </tr> <tr> <td data-bbox="703 676 1027 786"><i>Other routes to affordable home ownership</i></td> <td data-bbox="1027 676 1374 786">15%</td> </tr> </tbody> </table>	<b>Tenure</b>	<b>South Oxfordshire</b>	<i>First Homes</i>	25%	<i>Social Rent</i>	35%	<i>Affordable Rent</i>	25%	<i>Other routes to affordable home ownership</i>	15%
<b>Tenure</b>	<b>South Oxfordshire</b>											
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<i>Social Rent</i>	35%											
<i>Affordable Rent</i>	25%											
<i>Other routes to affordable home ownership</i>	15%											
16	Page 35 – Supporting text	<p>The word 'local' is highlighted multiple times. Development will be subject to meeting the needs of the district as a whole. The Housing Allocations Policy has a 20% requirement of allocation to people with a strong local connection to the parish. It's therefore recommended that this section is revised to reflect this and the district council Housing Allocations policy (available <a href="#">here</a>).</p>										
17	Page 36 – Policy H4: Allocation of Affordable Housing	<p>South Oxfordshire has had a number of plans try to achieve similar local connection policies unsuccessfully. For example, in Cholsey the examiner recommended that the sentence, <i>'Priority on first letting of 20% of affordable homes in Cholsey will be given to people with a strong local connection to Cholsey'</i>, be deleted. His reasoning was that this related to the administration of a process and it relates to the role of SODC as the housing authority rather than its role as the planning authority. The report can be found <a href="#">here</a>.</p> <p>The Council has a Housing Allocation Policy and this provides the mechanism by which affordable housing is allocated to applicants on the housing register, available <a href="#">here</a> on our website.</p>										
18	Page 37 – Policy H7: Size of Homes	<p>This policy lacks clarity as required by national policy and guidance. We recommend the policy is modified as follows:</p> <p><i>'Development proposals that deliver smaller dwellings will be supported. The following mix will be encouraged on developments of 9 or</i></p>										

Ref.	Section/Policy	Comment/Recommendation
		<p><i>more new homes, unless viability or other material considerations show a robust justification for a different mix:</i></p> <ul style="list-style-type: none"> <li>• <i>Up to 10% should have 1 bedroom;</i></li> <li>• <i>Up to 25% should have 2 bedrooms;</i></li> <li>• <i>At least 50% should have 3 bedrooms; and</i></li> <li>• <i>No more than 15% should have 4 or more bedrooms.'</i></li> </ul>
19	Page 37 – Policy H8: Scale of New Development	<p>Paragraph 16 of the NPPF sets out that plans should contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals. Policies should also serve a clear purpose and avoid unnecessary duplication. In this case, the quantum of development on allocated sites is guided by specific policies covering each site allocation. Therefore, we recommend that this policy is deleted.</p>
20	Page 38 – Policy H9: Infill Housing in the AONB	<p>Criteria a. - Policy H16 is a strategic policy in the Local Plan and sets out:</p> <p><i>'Infill development is defined as the filling of a small gap in an otherwise continuous built-up frontage or on other sites within settlements where the site is closely surrounded by buildings. The scale of infill should be appropriate to its location.'</i></p> <p>We recommend that the policy wording in H9 is amended to align with the definition in Policy H16. Consistency is important as the opening of the policy states <i>'...meeting all relevant requirements set out in other policies in this plan and the Local Plan...'</i>. Part a. of the policy could be amended as follows:</p> <p><i>'fills a small gap in an otherwise continuous built-up frontage or on other sites within the settlement boundary where the site is closely surrounded by buildings.'</i></p> <p>Criteria f. – The NPPF and NPPG sets out that plans should be positively worded, and policies should be drafted with sufficient clarity. As worded, this criterion is not positively worded. To bring the clarity required by the NPPG we recommend it is reworded as follows:</p>



Ref.	Section/Policy	Comment/Recommendation
		<p><i>'is considered backland development compliant with policy H10.'</i></p> <p>Criteria g. - As there are other policies in the Neighbourhood Plan which deal with housing mix, to avoid unnecessary duplication we recommend that this criterion is deleted.</p>
21	Page 39 – Policy H10: Backland and Infill development in the AONB	Regarding criterion c., it is very likely that any development in a residential garden would result in the loss of some wildlife habitat. Policy E3 in the Neighbourhood Plan review covers biodiversity net gain, and this should be sufficient to ensure there is no overall loss in biodiversity. We therefore recommend that criterion c. is deleted.
22	Page 40 – Supporting text - 'Design and Access Statements'	The supporting text states that all proposals for new development must be accompanied by a design and access statement. However, not all proposals are required to submit a Design and Access Statement, this depends on the scale and type of development. We therefore recommend ' <i>where appropriate</i> ' is added at the start of the first sentence.
23	Page 41 - Policy D3: Secured by Design	We recommend 'should' is replaced with ' <i>will be encouraged to</i> '. The principles of 'Secured by Design' have not been examined to form part of the development plan and as such, the policy should only seek to encourage them, not require them.
24	Page 41 – Policy D4: Renewable Energy	<p>We support the ambition of this policy. However, neighbourhood plans should be prepared positively, in a way that is aspirational but deliverable. Policy DES10 in the Local Plan provides flexibility, allowing applicants to identify the most effective way to meet the carbon reduction requirements. Proposed Policy D4 in the Woodcote NDP Review is less flexible than DES10.</p> <p>The council has had experience with similar policies which have been modified by examiners, so that they would offer support and/or encouragement instead of requiring the use of solar panels on new buildings.</p> <p>Policy DES9 in the Local Plan sets out how the Council encourages schemes for renewable and low carbon energy generation. The Council encourages schemes for renewable and low</p>

Ref.	Section/Policy	Comment/Recommendation
		<p>carbon energy generation and associated infrastructure at all scales including domestic schemes. It also encourages the incorporation of renewable and low carbon energy applications within all development. Policy DES10 in the Local Plan sets clear carbon reduction requirements for new housing, but allows developers to select the appropriate technology or fabric first solution to achieve this. DES10 recognises that there are many ways to achieve carbon reductions and the precise package is likely to be a site-specific solution which takes into account local constraints such as the need to protect the AONB.</p> <p>We therefore recommend 'should' is replaced with '<i>will be encouraged to</i>' in the first sentence.</p>
25	Page 42 – Policy D6: Sustainable Transport	<p>The NPPG sets out how policies in neighbourhood plans need to be supported by appropriate evidence. Whilst we support the inclusion of a policy on this topic of sustainable transport and specifically electric vehicles, the policy is looking to set specific binding requirements and it is not clear what evidence is being used to support this.</p> <p>On Electric Vehicle charging points, changes to the Building Regulations will take effect from 15 June 2022 requiring EV charging points. This is likely to make this requirements of this policy superfluous. More information can be found <a href="#">here</a>.</p> <p>For information, Oxfordshire County Council produced an Electric Vehicle Infrastructure Strategy in 2021 which can be viewed <a href="#">here</a>. Policy EVI 9 sets out that the County Councils will seek to provide support and guidance on EV charging provision to Town and Parish Councils, and other groups writing Neighbourhood Plans. Guidance published by the County Council, available <a href="#">here</a>, highlights that neighbourhood plans present an excellent opportunity to promote provision of EV charging infrastructure in new developments.</p> <p>While the requirement element of Policy D6 is no longer required given forthcoming changes to Building Regulations which will mandate EV</p>

Ref.	Section/Policy	Comment/Recommendation
		<p>charging point provision, a policy on how and where to provide the charging points may still have value. We recommend the examiner considers text like that in the recently examined Wallingford neighbourhood plan:</p> <p><i>'New residential development should be designed to enable charging of plug-in and other ultra-low emission vehicles (including both cars and cycles) in safe, accessible and convenient locations.'</i></p>
26	Page 43 – Policy HS1: Site Allocation	<p>Site WNP1-18 is noted as 'development complete' in table 12.i. If development is complete it no longer needs to be an allocation and should be removed from table 12.1. The supporting text can be used to explain why WNP1-18 is not shown in the table, however to ensure the policy has the clarity required by national policy, we recommend the reference is removed from table 12.i.</p>
27	Site Allocations – General Comment	<p>Policy STRAT5 of the Local Plan sets out how densities should optimise the use of land. The NPPF also supports development that makes efficient use of land (paragraph 124). The proposed site allocations are not supported by evidence to show what densities have been used to determine the total number of units on site. Part 3 of STRAT5 sets out:</p> <p><i>'Sites well related to existing towns and villages and served by public transport or with good accessibility by foot or bicycle to the town centres of Didcot, Henley, Thame and Wallingford or a district centre within Oxford City should be capable of accommodating development at higher densities. It is expected that these sites will accommodate densities of more than 45 dph (net) unless there is a clear conflict with delivering a high-quality design or other clearly justified planning reasons for a lower density.'</i></p> <p>From a high level assessment it appears the proposed allocations have densities of less than 25 dph. Whilst we understand there may be circumstances where lower densities are appropriate, no reasoning has been provided.</p>

Ref.	Section/Policy	Comment/Recommendation
		<p>We believe it is important that the examiner explore whether the proposed site allocations are optimising the density of development to make the most efficient use of land.</p>
28	Page 43/44 – Support text – 12.2 Delivery	<p>This section of the plan discusses the delivery of homes since 2011. However, it only discusses the requirements of the now superseded Core Strategy, with no discussion around the more-up-to date requirement set out in the adopted Local Plan 2035.</p> <p>For clarity, we recommend section 12.2 is updated to outline the neighbourhood plan review’s response to the requirements set out in strategic policies of the current development plan.</p>
29	Page 59 – Appendix A: Glossary	<p>From our Affordable Housing Team:</p> <p>‘Affordable Rented Housing’ – social rented does not need to be mentioned in this definition as it is a separate tenure. This definition could be revised to read “Rented housing let by registered providers of affordable housing to households who’s needs are not met by the market”.</p>
30	Page 70 – Appendix D: The Number and Mix of New Homes	<p>The final paragraph in section ‘D.3 AONB Constraints’ states:</p> <p><i>‘A detailed Landscape and Visual Impact Assessment was carried out to determine which sites might be suitable for development. Five sites for housing (accommodating 57 houses) and two sites for employment use were identified as having minimal impact on the AONB with appropriate mitigation. All other sites were found to have a major impact on the AONB and were rejected.’</i></p> <p>The Woodcote NDP Review should be supported by an appropriate assessment of capacity, as explained in comment 1.</p> <p><b>D.4 Local Housing Need</b></p> <p>The Local Plan sets a housing requirement figure of 115 homes for Woodcote. Policy H4 is clear in stating that this is to be delivered through Neighbourhood Development Plan site allocations.</p>

Ref.	Section/Policy	Comment/Recommendation
		<p>The Local Plan has been examined and found sound, therefore the statement that 'to date the Local Planning Authority have not provided any evidence to support this allocation nor any evidence of: - a national need for this development; any negative impact of refusing it; nor that the development cannot be delivered outside the designed area', is incorrect. As part of the examination of the Local Plan, housing requirements in the larger villages was examined, and the Local Plan is supported by an extensive evidence base, including a Landscape Capacity Assessment for the Larger Villages in the district, covering Woodcote, available <a href="#">here</a>.</p> <p>The Local Planning Authority, in line with paragraph 66 of the NPPF has provided Woodcote with its housing requirement figure. As we have highlighted elsewhere in our comments, paragraph 66 of NPPF is clear that housing requirement figures should not need retesting at neighbourhood plan examinations unless there has been a significant change in circumstances. There has been no change in circumstances since the adoption of the Local Plan. However in this case the provisions of Local Plan para 4.28 provide scope for a re-testing of the housing requirement figure based on capacity evidence.</p>

**TABLE 1**

Landscape Officer's comments	<p><u>Neighbourhood Plan</u> Comments made in April 2021 generally still apply, other than with respect to policy E1 which has been amended.</p> <p><u>LVIA</u> Comments made in April 2021 largely still apply. We remain concerned that the methodology is not appropriate for comparing a number of individual sites and has not been properly applied, with no clear mechanism for arriving at the overall assessments of landscape and visual effects applied to the sites considered. An additional table has been added in response to previous comments on section 5.2.8 (now 6.2.8), but this does not relate to the</p>
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previous analysis, and presents the same problems as the visual table, as noted in previous comments with respect to 5.2.12 (now 6.2.13).

The comments made in April 2021 for the Regulation 14 consultation are in full below:

**General Comments**

A landscape and visual impact assessment (LVIA) is generally used for a site that is the subject of a planning application, for which the details of the development are known. A comparison of a number of sites around a settlement is more appropriately assessed through a landscape sensitivity assessment (see *An Approach to Landscape Sensitivity Assessment*, Natural England, 2019, which replaces Topic Paper 6, Techniques and Criteria for Judging Capacity and Sensitivity). This allows a more strategic assessment of landscape sensitivity with regard to the principle of a particular type of change, where information concerning the potential development may be limited.

Landscape sensitivity assessments should be clear and concise with conclusions which are easily understood. The application of the LVIA method has led to a rather complicated study, in order to be able to compare sites individual findings have been rolled into one magnitude of landscape effect and one visual effect, with no clear mechanism for doing this, as noted in the detailed comments below.

Landscape sensitivity studies are likely to be carried out by landscape professionals, however it is stated that some aspects may be undertaken by non-professional community groups, for example to inform neighbourhood plans. LVIA's are carried out by landscape professionals, the Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA 3) states at 2.24 *'Professional judgements must be based on both training and experience and in general suitably qualified and experienced landscape professionals should carry out Landscape and Visual Impact Assessments.'*

Detailed comments on the LVIA are set out below in relation to individual chapters. However, I suggest that the information is reformatted into a Landscape Sensitivity Study and that cumulative impact is also considered. The local plan evidence base should be used as a starting point for site assessment, and where assessments differ from this the reasons should be clearly covered. It is important that all the proposed sites are plotted together on one plan

to explore the interrelationship between them i.e. would a user of a footpath walk past 4 different sites. I would also recommend considering whether a smaller number of slightly larger sites would have less impact than multiple small sites. Smaller sites have less scope to provide public open space and play facilities, potentially providing less benefits; consideration would need to be given as to how play could be provided to serve multiple small sites.

### **Detailed comments**

#### 2 Context

Clarify the origin of figures 2.3 to 2.5 (also at page 10 of the Neighbourhood Plan). The landscape types shown in Figure 2.5 are not from the previously referenced 2017 South Oxfordshire Landscape Assessment.

#### 5 Methodology

GLVIA 3 provides the industry standard guidance on landscape and visual impact assessment for the UK, but is not the legal basis for LVIA as stated in 5.1, 2nd paragraph, this is provided by the environmental impact assessment regulations (for England refer to the Town and Country Planning Act (Environmental Impact Assessment) Regulations 2017).

Final paragraph, p19 – this states that all development in the AONB will have a major adverse impact on landscape character. This is not necessarily true, there can be instances where new development screens or replaces other intrusive uses, resulting in a benefit to the wider character area, and provides long term benefits as a result of new planting.

5.2 – establishing the baseline should also include establishing the value of the landscape (GLVIA 3, 5.19)

5.2.2 – GLVIA 3 states that sensitivity is derived by combining judgements on susceptibility to change and the value attached to the landscape identified in the baseline study. Landscape condition is considered along with other factors in determining the value of a landscape (GLVIA 3 Box 5.1). The sensitivity of a landscape receptor is then assessed by combining judgements on susceptibility to the type of change proposed and value (GLVIA 3, 5.39)

5.2.3 – The landscape condition table seems to be more a measure of landscape value (see GLVIA 3 Box 5.1) landscape condition should be the

measure of the physical state of the landscape, not including scenic quality, sense of place etc; there is overlap with the landscape value table.

5.2.6 – It is more straight forward to derive sensitivity from a simple table combining values obtained for susceptibility to change and value (eg high, medium, low). For example a low susceptibility to change and a low value may result in a low sensitivity, a high susceptibility to change and a low value may result in a medium sensitivity etc. (Similar to the table at 5.2.8 to calculate overall landscape effect.) This would simplify the process when considering sites in section 6; there is no simple mechanism given for calculating sensitivity from the factors listed i.e. condition, value and susceptibility.

5.2.8 – The table for calculating the overall landscape effect would normally be termed significance of effect and would be applied to each landscape receptor, combining the magnitude of change with sensitivity. The text states that the overall effect identifies the effect on the landscape resource as a whole, based on the assessment of effect on individual landscape elements and landscape character, combined with sensitivity. However the table only shows how a single magnitude of effect is combined with sensitivity. There is no indication of how the individual effects on landscape elements and character are combined to produce one overall magnitude of effect, it is simply stated that this requires considerable judgement.

5.2.10 - This deals with susceptibility of receptors to change rather than sensitivity (GLVIA 3 6.32 and 6.33). Sensitivity should be derived from a combination of susceptibility to change and the value of the view.

5.2.12 – The combination of sensitivity and magnitude is usually used to determine the significance of effects on individual receptors. Here an additional table is used to identify the magnitude of an overall visual effect, using a new set of criteria which refer to 'the existing view', although it appears that the table is used to represent all views in one overall visual effect. This is confusing as it overlaps with a previous table which also defines the magnitude of change in views. It does not use results obtained for individual visual receptors to come to one overall visual effect.

Overall the methodology is somewhat over complicated, with overlap between criteria in



different tables, and doesn't always lead to a clear outcome. In particular it does not provide a method for calculating the overall landscape effect given for each site, and uses a method of calculating an overall visual effect which can't be related back to results for individual visual receptors. This is of concern as these overall effects are taken forward to decide whether a site is suitable for development.

#### 6 Site Appraisal

I have not assessed all of the individual site appraisals but have set out comments below with respect to the first site, which are generally applicable to the other site assessments, I have also noted a couple of points in relation to other sites which caught my attention.

##### 6.3 WNP2-1 Hilltop Field:

**Built form:** this would normally be covered in terms of the effect on settlement pattern; the effect on landscape pattern is also often considered.

**Vegetation:** the assessment of vegetation impact assumes only an adverse effect due to loss of hedge to provide access, but most development proposals would include additional planting as mitigation, or would at the very least replace any vegetation lost, therefore in most cases this would be a beneficial effect.

**Public access:** this is given a high adverse effect and medium sensitivity but a neutral overall landscape effect. It may be better not to include the footpath as a landscape element but to cover it in terms of the effect on views, i.e. the change from rural to urban context; it is unlikely that there would be loss of access to the footpath.


**Landscape character;** it is not clear whether this is limited to the effect on the immediate character of the site, or on the wider local landscape character area. It is usual practice to consider the effects on the various levels of character area, National, County and Local, and on the site itself; as a minimum the effect on local character areas as well as the immediate site character should be considered. The current SODC landscape character assessment no longer uses the conserve, restore etc categories.

The overall effect is stated to be major, based on a high sensitivity and a high magnitude; however it is not clear how this has been derived, a high magnitude applies only to the effect on landscape

	<p>character and land use; all other effects on landscape receptors after mitigation are shown to be neutral. Similarly the calculation of the overall visual effect does not seem to relate to the findings with respect to individual views.</p> <p>For site WNP2-2, individual landscape effects are almost all negligible, neutral and low, but these result in a medium overall effect, and low and negligible effects on views result in a medium adverse overall effect. This does not seem consistent.</p> <p>For WNP2-25 the descriptions of landscape value, landscape condition and capacity for change don't seem to fit the values given.</p>
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# Response 40

## Respondent Details

Information	
<b>Respondent Number:</b> 40	<b>Respondent ID:</b> 183865541
<b>Date Started:</b> 31/01/2022 10:35:54	<b>Date Ended:</b> 31/01/2022 10:50:11
<b>Time Taken:</b> 14 minutes 16 seconds	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Individual

## Your comments

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

I believe that the new Woodcote Neighbourhood Plan strikes a balance between trying to provide some new housing that can help maintain and improve the vitality of the village and going some way in addressing the current age imbalance of the residents, while still protecting the AONB, within which the village is situated.

The types of houses proposed in the plan will attract young families to the village. With the higher proportion of smaller and terraced properties it will provide opportunities for first time buyers and also for older residents wanting to down size, thus releasing larger family homes for onward sale.

The proposed development around village excludes larger sites. This is in line with the expressed wishes of most residents but it will also protect the surrounding environment, a key factor that attracted many residents to the village in the first place, as evidenced in village appraisals and other consultations carried out over many years.

The Local Plan stipulates that Woodcote along with the other larger villages in South Oxfordshire should provide 15% growth in housing which, in Woodcote's case, results in 115 new houses. In doing so the Local Authority is treating the Woodcote the same as other larger villages that are not in the AONB. The South and Vale Planning team are insisting that Woodcote Neighbourhood Plan meets the number of houses specified in the Local Plan disregarding para 4.28 of the Local Plan where it states that villages within the AONB may not achieve the target numbers.

This stance is also inconsistent with the NPPF which states in paras 176 and 177 that "Great weight should be given to conserving and enhancing landscape and scenic beauty in AONBs" and "permission should be refused for major development other than in exceptional circumstances".

By taking a broad brush approach to housing numbers required in the larger villages the Local Plan takes no account of the individual location, settings and requirements of each particular village. Contrast that with the modelling that Woodcote Parish Council has carried out to produce the Housing Need Assessment. It is this model that underpins the lower figure of 53 new houses proposed in the new Neighbourhood Plan.

The Woodcote Neighbourhood Plan includes policies to mitigate the rise in the carbon footprint of the village by advocating installation of solar panels, heat pumps and car charging points in new homes. Surprisingly the South and Vale Planners feel these policies, if not amended, will be too onerous for developers. This does not make sense unless the aim is to ensure the housing target is met come what may and regardless of the fact that more money will have to be spent by the owners and/or tax payers at some point in future to retrofit houses to allow them to meet rising sustainability targets.

If Neighbourhood Plans have any relevance it is to establish, in greater detail and accuracy, what the views and aspirations of residents are and to take account of the local infrastructure and environment relating to a given community, set within the overall context of the Local Plan.

South Oxfordshire's Local Plan drafted under the auspices of the previous Conservative Local Council did not find favour with the electorate, largely because the amount of new housing proposed in the plan. A new Council was voted in and when this new Council tried to withdraw /amend the draft Local Plan it was overruled by Robert Jenrick, the Housing Minister, and the Local Plan had to be adopted.

If Woodcote's new Neighbourhood Plan is judged to be unacceptable because it doesn't exactly accord with the Local Plan on the growth in housing, then the opening statement on the Government's Neighbourhood Planning webpage, "Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area" would appear to be pure rhetoric. If this proves to be the outcome what is the point of Neighbourhood Plans and Neighbourhood Planning?

## Public examination

Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Woodcote Neighbourhood Plan:

Yes, I request a public examination

## Public examination

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

Should SODC decide to oppose Woodcote's Neighbourhood Plan because it does not accord with the Local Plan

## Your details and future contact preferences

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

<b>Title</b>	Mr
<b>Name</b>	John Woolley
<b>Job title (if relevant)</b>	-
<b>Organisation (if relevant)</b>	-
<b>Organisation representing (if relevant)</b>	█
█	█
█	█
█	█
█	█
█	█
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█

# Response 41

## Respondent Details

Information	
<b>Respondent Number:</b> 41	<b>Respondent ID:</b> 183872350
<b>Date Started:</b> 31/01/2022 11:21:48	<b>Date Ended:</b> 31/01/2022 12:50:36
<b>Time Taken:</b> 1 hour 28 minutes 47 seconds ████████████████████	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Individual

## Your comments

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

Having lived in Woodcote for close on fifty years I have read the updated Neighbourhood Plan 2013-2035 with keen interest, and wish to fully support its observations and recommendations. And as someone with a lifelong interest in natural history and environmental concerns, I would like to stress in particular two distinctive aspects of the village that are also well covered in the Plan:

- Woodcote's location and topography as a village situated high on the Chilterns at the point where the hills drop down to the Thames Valley;
- its status as a village located entirely within (and not simply surrounded by) the Chilterns Area of Outstanding Natural Beauty.
- Woodcote's prominent location makes it unique among the designated 'larger villages' in this area. Unlike other local settlements, we are a visible presence on the face of the Chilterns - and not least when seen from across the valley in the North Wessex Downs AONB. This makes it imperative that any proposed development here takes full account this distinctive visibility - and not just the visibility of houses and other structures by day and night, but also of light pollution from streetlamps, recreational facilities, and vehicle headlights.
- Our status as an integral part of the Chilterns AONB means that any development here must carefully observe all relevant provisions. As the Chilterns AONB Management Plan puts it, planning decisions should 'put the conservation and enhancement of the AONB first', and 'ensure that where development happens, it leaves the AONB better than it was before – richer in wildlife, quieter, darker at night, designed to have a low impact on the environment, and beautiful to look at and enjoy' (cited in Section 3.3.4 of the Woodcote submission).

I would add that the Glover Report (2019) and Lord Benyon's response from the Government (2022) make clear the importance of our National Parks and Areas of Outstanding Beauty to the health and wellbeing of our population. Preservation of these national assets should have the highest priority.

## Public examination

Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Woodcote Neighbourhood Plan:

Don't know

## Your details and future contact preferences



# Response 42

## Respondent Details

Information	
<b>Respondent Number:</b> 42	<b>Respondent ID:</b> 183885660
<b>Date Started:</b> 31/01/2022 13:10:19	<b>Date Ended:</b> 31/01/2022 13:42:07
<b>Time Taken:</b> 31 minutes 47 seconds ████████████████████	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Individual

## Your comments

Q2. You can provide your comments on the Woodcote Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.
I think that a lot of work has gone into consulting with the local community and developing this Neighbourhood Plan as a reflection of the majority of residents' views and requirements. As an AONB it is important that our village not be overdeveloped and I believe that this plan strikes a good balance between accommodating growth whilst supporting the local community, resources and infrastructure without detrimental effect to the surrounding environment. I strongly support this Neighbourhood Plan and would strongly urge the Examiner to accept/endorse this plan.

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

## Public examination

Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Woodcote Neighbourhood Plan:
Don't know

## Your details and future contact preferences





# Response 43

## Respondent Details

Information	
<b>Respondent Number:</b> 43	<b>Respondent ID:</b> 183911803
<b>Date Started:</b> 31/01/2022 17:03:25	<b>Date Ended:</b> 31/01/2022 17:10:35
<b>Time Taken:</b> 7 minutes 10 seconds [REDACTED]	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Individual

## Your comments

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

### Opening Statement

First thing, could you please answer me this, the area marked as WNP2-25 is earmarked as "Employment Sites", could you please shed some light on what that means; industrial units? office space??

As a resident of [REDACTED] we will suffer a great deal of light pollution with any building works on plot WNP2-25 as the sunrises we enjoy so much will be hidden, this will also increase our gas usage as the sun warms the front of our house in the morning so our carbon footprint will increase as will our utilities bills. If these units use heavy machinery/generators we will also have noise and air pollution as will other local residents. Will there be traffic 24hours if storage lets???

The house we live in [REDACTED] is approx. 250 years old, and as you keep referring to it is in an area of outstanding natural beauty, but with further developments may lose this acronym and just be another over built village to maximise someone's profit margins and tick relevant boxes.

### Amenities

Surgery: how many more people can it accommodate, same with the school, we may end up outside the catchment area and we can see the school from our bedroom.

Please tell me why you can't build a new village somewhere, I'm pretty sure that in the 21st century we could install all services and utilities in a field somewhere, if Herts could do it in the 20th century, then why can't Oxfordshire.

On this subject Table 1.4 I object to the phrase "Woodcote is a small community without a generally recognised village centre" I would suggest the village centre would be near the village hall and the war memorial as well as the recreation centre. Your thoughts welcomed but.

We do not want new street lights along the road outside us (Oxford Road) as we already have the zebra crossing lights in our bedroom (although I appreciate these need to be here)

Think Green, allow the village to breathe, not build on every area available, doing this will also allow the residents to breathe.

We have the greatest minds in the greatest times available to plan something beautiful, instead we look for any green area and build on that with no regard for the village no imagination

Woodcote was village of the year but is in serious danger of becoming the most over developed village of the year

More houses = more people = more traffic = more pollution... a child was knocked down recently and more houses/employment lets will only increase this.

### Closing statement

All residents of [REDACTED] Kate, myself and our son who is only 7 months old, object to any further development in Woodcote as we have grave thoughts about the impact on the village.

Steve, Kate & Raffy Necchi

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

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

The changes I have outlined above; we believe any further development in Woodcote would be of massive detriment to the village and have nothing but a negative impact to the village and area.

## Public examination

Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Woodcote Neighbourhood Plan:

Yes, I request a public examination

## Public examination

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

As I would like to talk face to face to get across the points above and know I am being listened to not just get an automated response (or no response) to this format. I believe you will also see the level of resistance the village feels.

## Your details and future contact preferences

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

Title	Mr
Name	Steve
Job title (if relevant)	-
Organisation (if relevant)	-
Organisation representing (if relevant)	

[Redacted]

[Redacted]

[REDACTED]	
[REDACTED]	



[REDACTED]

[REDACTED]

[REDACTED]

The Woodcote neighbourhood Plan is the result of an exhaustive series of consultations with the residents of the village over a long period of time. When I first moved to the village, I was involved in the village appraisal which began in 1984, taking around questionnaires and collecting the feedback from Woodcote's residents. Then as now, questionnaire results provide a picture of a community that is extremely appreciative of the village's rural setting, and as the present custodians of this area of the Chilterns AONB are concerned to preserve and protect it.

The Woodcote Neighbourhood Plan and the Updated Parish Action Plan have at their core, the need to maintain the integrity of the AONB, which is constantly being challenged by incremental and cumulative development plans by 'greedy' developers who hope to dismiss the NPPF policy under which AONBs are exempted from the presumption in favour of granting permission for sustainable development. The pressure from developers is to build properties for city commuters, which are not 'in the public interest' of Woodcote residents. The village needs affordable starter homes for young people who live and work in the area; three bedroomed family homes and appropriate homes for the large number of elderly people who want to stay in the village in a home of their own, but would like to downsize.

Oxfordshire County Council's Local transport and Connectivity Plan outlines a clear vision to deliver a zero-carbon Oxfordshire transport system that enables the county to thrive whilst protecting the environment and making Oxfordshire a better place to live for all residents. They plan to achieve this by reducing the need to travel, discouraging unnecessary individual private vehicle journeys and making walking, cycling, public and shared transport the natural first choice. Due to its location in the Chiltern AONB and the limited range of public transport options most people who live in Woodcote rely on their own cars. Woodcote is not going to be able to benefit from schemes such as Active Travel England because of the distance to other settlements and the strenuous uphill cycle ride to return to the village. The high prices of homes and the lack of employment opportunities in the village, results in the majority of people moving into the village having to travel to work. Partners in one-bedroom dwellings potentially depend on two cars to get to work. Single purchasers often buy 2 bedroomed houses so they can rent out the additional room to help pay the mortgage. Every home that is built is likely to result in at least two extra cars in the village. There is already an increased volume of traffic in the village, a lot travelling in excess of the 30 mph speed limit. Parking is an issue in the village, exacerbated by the increase in the number of people parking their work vehicles at home. 'Pavement parking' is rife throughout the village especially in the evenings, forcing pedestrians on to the roads.

Woodcote residents also have to travel outside the village, invariably by car, for the cinema, theatre, restaurants and other pursuits because of the very limited infrastructure.

The Woodcote Neighbourhood Plan has been compiled by volunteers who love the village and work tirelessly to ensure that it will be a conserved and protected for current residents and future generations. It is a carefully considered and thoroughly researched plan.

Lesley Peates



# Response 45

## Respondent Details

Information	
<b>Respondent Number:</b> 45	<b>Respondent ID:</b> 183944031
<b>Date Started:</b> 01/02/2022 08:34:37	<b>Date Ended:</b> 01/02/2022 08:37:54
<b>Time Taken:</b> 3 minutes 17 seconds ████████████████████	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Individual

## Your comments

<p>Q2. You can provide your comments on the Woodcote Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>The target for the total number of homes to be built in Woodcote should be reduced to reflect the fact that Woodcote lies totally within the AONB so should not be treated the same as villages outside of the AONB</p>

## Public examination

<p>Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Woodcote Neighbourhood Plan:</p>
<p>Yes, I request a public examination</p>

## Public examination

<p>Q7. Please state your specific reasons for requesting a public hearing below:</p>
<p>To reflect the views of the public</p>

## Your details and future contact preferences





# Response 46

## Respondent Details

Information	
<b>Respondent Number:</b> 46	<b>Respondent ID:</b> 183986005
<b>Date Started:</b> 01/02/2022 14:50:02	<b>Date Ended:</b> 01/02/2022 14:59:44
<b>Time Taken:</b> 9 minutes 41 seconds ████████████████████	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Individual

## Your comments

<p>Q2. You can provide your comments on the Woodcote Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>This is a well thought out plan. I agree that there needs to be more affordable housing for young families as well as more smaller accommodation for older residents who would like to downsize. Parking is a concern for any new development as many people need transport to get to work, or have work vehicles (vans), which are currently getting parked on pavements as the driveway is already full. Households with more than two adults are likely to have more than two cars to park.</p>

## Public examination


<p>Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Woodcote Neighbourhood Plan:</p>
No, I do not request a public examination

## Your details and future contact preferences



# Response 47

## Respondent Details

Information	
<b>Respondent Number:</b> 47	<b>Respondent ID:</b> 183985068
<b>Date Started:</b> 01/02/2022 14:41:32	<b>Date Ended:</b> 01/02/2022 15:46:55
<b>Time Taken:</b> 1 hour 5 minutes 22 seconds	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Individual

## Your comments

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

Dear Sir / Madam,

I am writing to give qualified support to the proposed Neighbourhood Plan submitted by Woodcote Parish Council. Their proposals are well thought out and would be generally beneficial for the village. As the village is entirely within the Area of Outstanding Natural Beauty of the Chiltern Hills, large scale development would not be in any way desirable, as it would be detrimental to the AONB. I feel that the planned development is the maximum possible for Woodcote without serious detrimental effects to the village and the wider AONB. Suitable sites for development, without adverse effects on the AONB, are very limited and all such sites are now either developed or in the process of being developed. Many potential sites would have serious consequences in terms of long distance views of the Chiltern scarp slope, or encroachment into the scenic countryside beyond the village. My only suggested change to the proposals is to move the enlargement of the Church Farm industrial site to the North side of the existing developed area, which would have no impact on the scenic crossroads area. The proposed development to the South would in my view produce an adverse change to the existing views of Church Farm and its great scenic worth. There is an increasing need for small starter homes and small retirement homes for local people and this is what should be built. All my own children have been forced to move a long way away to cheaper housing areas, in order to be able to buy or rent a home.

Yours faithfully,  
Dr Philip Lea

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

The proposed enlargement of the Church Farm industrial area would be better placed to the North of the existing development, not the South where the idyllic views of Church Farm would be compromised.

Further development should strongly favour small starter homes and small retirement homes, to encourage young people into the village and make it possible for older residents to remain in the village. Our population is aging rapidly and I know of village residents forced to move away to find a suitable retirement home. All of my children have had to move a very long way away to find affordable housing.

I think that Woodcote has definitely reached its maximum reasonable size and any further significant development would seriously degrade the wonderful views locally and especially of the wooded scarp slope seen from many miles to the North.

## Public examination

Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Woodcote Neighbourhood Plan:

Don't know

## Your details and future contact preferences

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

<b>Title</b>	Doctor
<b>Name</b>	Phil Lea
<b>Job title (if relevant)</b>	-
<b>Organisation (if relevant)</b>	-
<b>Organisation representing (if relevant)</b>	█
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# Response 48

## Respondent Details

Information	
<b>Respondent Number:</b> 48	<b>Respondent ID:</b> 184025885
<b>Date Started:</b> 01/02/2022 20:42:34	<b>Date Ended:</b> 01/02/2022 20:48:55
<b>Time Taken:</b> 6 minutes 20 seconds [REDACTED]	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Individual

## Your comments

<p>Q2. You can provide your comments on the Woodcote Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>I do not support this planning application, it is not contributing to the broader village and will not provide notable value prioritised to locals from Woodcote (e.g. specifically affordable property).</p> <p>The village sits in an area of outstanding natural beauty and this development further detracts from the designation afforded.</p>

## Public examination

<p>Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Woodcote Neighbourhood Plan:</p>
Yes, I request a public examination

## Public examination

<p>Q7. Please state your specific reasons for requesting a public hearing below:</p>
There should be demonstrable value for the people of Woodcote, this should be the basis for any approval, which should form the basis of a public hearing.

## Your details and future contact preferences

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

<b>Title</b>	Mr
<b>Name</b>	Dominic Gates
<b>Job title (if relevant)</b>	-
<b>Organisation (if relevant)</b>	-
<b>Organisation representing (if relevant)</b>	█
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# Response 49

## Respondent Details

Information	
<b>Respondent Number:</b> 49	<b>Respondent ID:</b> 184022870
<b>Date Started:</b> 01/02/2022 20:04:21	<b>Date Ended:</b> 01/02/2022 21:42:50
<b>Time Taken:</b> 1 hour 38 minutes 29 seconds ██████████	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Individual

## Your comments

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

Woodcote is fully within an AONB and should be treated in a manner different from non AONB areas. National planning policy requires that "Great weight should be given to conserving and enhancing landscape and scenic beauty in AONBs giving them the 'highest status of protection' and requires that development in these designated areas be limited". The new S Oxfordshire local plan adds 115 homes and we, and the Parish Council, consider that this increase cannot be accommodated without unacceptable damage to Woodcote's AONB.

## Public examination

Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Woodcote Neighbourhood Plan:

Yes, I request a public examination

## Public examination

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

So the issues are fully investigated

## Your details and future contact preferences





# Response 50

## Respondent Details

Information	
<b>Respondent Number:</b> 50	<b>Respondent ID:</b> 184030075
<b>Date Started:</b> 01/02/2022 21:43:57	<b>Date Ended:</b> 01/02/2022 21:47:13
<b>Time Taken:</b> 3 minutes 16 seconds [REDACTED]	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Individual

## Your comments

<p>Q2. You can provide your comments on the Woodcote Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>Woodcote is fully within an AONB and should be treated in a manner different from non AONB areas. National planning policy requires that "Great weight should be given to conserving and enhancing landscape and scenic beauty in AONBs giving them the 'highest status of protection' and requires that development in these designated areas be limited". The new S Oxfordshire local plan adds 115 homes and we, and the Parish Council, consider that this increase cannot be accommodated without unacceptable damage to Woodcote's AONB.</p>

## Public examination

<p>Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Woodcote Neighbourhood Plan:</p>
Yes, I request a public examination

## Public examination

<p>Q7. Please state your specific reasons for requesting a public hearing below:</p>
So all parties can be fully represented

## Your details and future contact preferences



# Response 51

## Respondent Details

Information	
<b>Respondent Number:</b> 51	<b>Respondent ID:</b> 184053583
<b>Date Started:</b> 02/02/2022 09:44:34	<b>Date Ended:</b> 02/02/2022 09:47:03
<b>Time Taken:</b> 2 minutes 29 seconds [REDACTED]	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Organisation

## Your comments

<p>Q2. You can provide your comments on the Woodcote Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>Response received via email below from Scottish &amp; Southern Electricity Networks:</p> <p>'Rosalynn,</p> <p>Thank you for your message below, together with the link to the Woodcote NP web-site, regarding the above topic / location.</p> <p>I can confirm that, at this present time, I have no comments to make.</p> <p>Regards,'</p>

## Your details and future contact preferences

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

<b>Title</b>	-
<b>Name</b>	Chris Gaskell
<b>Job title (if relevant)</b>	Network Connections Planning Engineer
<b>Organisation (if relevant)</b>	Scottish & Southern Electricity Networks
<b>Organisation representing (if relevant)</b>	-
<b>Address line 1</b>	1 Woodstock Road
<b>Address line 2</b>	-
<b>Address line 3</b>	-
<b>Postal town</b>	-
<b>Postcode</b>	OX5 1NY
<b>Telephone number</b>	-
<b>Email address</b>	chris.gaskell@sse.com

# Response 52

## Respondent Details

Information	
<b>Respondent Number:</b> 52	<b>Respondent ID:</b> 184053967
<b>Date Started:</b> 02/02/2022 09:47:18	<b>Date Ended:</b> 02/02/2022 09:49:28
<b>Time Taken:</b> 2 minutes 9 seconds [REDACTED]	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Organisation

## Your comments

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

Response received via email below from The Coal Authority:

'Dear Planning Policy team

Thank you for your email below regarding the Woodcote Neighbourhood Plan Consultation.

The Coal Authority is only a statutory consultee for coalfield Local Authorities. As South Oxfordshire District Council lies outside the coalfield, there is no requirement for you to consult us and / or notify us of any emerging neighbourhood plans.

This email can be used as evidence for the legal and procedural consultation requirements at examination, if necessary.

Kind regards and take care.'

## Your details and future contact preferences

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

<b>Title</b>	-
<b>Name</b>	Deb Roberts
<b>Job title (if relevant)</b>	Planning & Development Manager
<b>Organisation (if relevant)</b>	The Coal Authority
<b>Organisation representing (if relevant)</b>	-
<b>Address line 1</b>	200 Lichfield Lane
<b>Address line 2</b>	-
<b>Address line 3</b>	-
<b>Postal town</b>	-
<b>Postcode</b>	NG18 4RG
<b>Telephone number</b>	-
<b>Email address</b>	thecoalauthority-planning@coal.gov.uk

# Response 53

## Respondent Details

Information	
<b>Respondent Number:</b> 53	<b>Respondent ID:</b> 184055159
<b>Date Started:</b> 02/02/2022 09:57:47	<b>Date Ended:</b> 02/02/2022 10:01:18
<b>Time Taken:</b> 3 minutes 31 seconds [REDACTED]	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Individual

## Your comments

Q2. You can provide your comments on the Woodcote Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.
<p>Response received via post below:</p> <p>'Dear Sir/Madam,</p> <p>WOODCOTE NEIGHBOURHOOD PLAN 2013-2025</p> <p>I have just received a copy of the Plan Update December 2021 and I am writing to express my support for these proposals.</p> <p>I have recently moved to a new 2 bedroomed house in an infill location in Woodcote on the type of small development suggested in the Neighbourhood plan and really appreciate the friendly atmosphere and sense of community. I agree with the view that it is essential to limit development in this Area of Outstanding Natural Beauty and to preserve the character of the village.</p> <p>Yours sincerely,'</p>

## Your details and future contact preferences





# Response 54

## Respondent Details

Information	
<b>Respondent Number:</b> 54	<b>Respondent ID:</b> 184055619
<b>Date Started:</b> 02/02/2022 10:01:22	<b>Date Ended:</b> 02/02/2022 10:03:56
<b>Time Taken:</b> 2 minutes 33 seconds [REDACTED]	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Organisation

## Your comments

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

Response received via email from Natural England.  
Please see attachment.

Q3. You can upload supporting evidence here.
<ul style="list-style-type: none"><li>File: 2022-01-19 Natural England.pdf [REDACTED]</li></ul>

## Your details and future contact preferences

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

<b>Title</b>	-
<b>Name</b>	Sharon Jenkins
<b>Job title (if relevant)</b>	-
<b>Organisation (if relevant)</b>	Natural England
<b>Organisation representing (if relevant)</b>	-
<b>Address line 1</b>	Hornbeam House, Crewe Business Park
<b>Address line 2</b>	-
<b>Address line 3</b>	-
<b>Postal town</b>	-
<b>Postcode</b>	CW1 6GJ
<b>Telephone number</b>	-
<b>Email address</b>	consultations@naturalengland.org.uk

Date: 19 January 2022  
Our ref: 377632  
Your ref: Woodgate Neighbourhood Plan – REG 14



Ms Rosalynn Whiteley  
Enquiries/Assistant Planning Officer  
Planning Policy  
South Oxfordshire District Council  
'Freeport SOUTH AND VALE CONSULTATIONS'

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

**BY EMAIL ONLY** - [planning.policy@southandvale.gov.uk](mailto:planning.policy@southandvale.gov.uk)

T 0300 060 3900

Dear Ms Whiteley

### **Woodcote Neighbourhood Plan – REG 14**

Thank you for your consultation request on the above dated and received by Natural England on 14<sup>th</sup> December 2021.

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

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

**Natural England does not have any specific comments on this draft neighbourhood plan.**

However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.

For any further consultations on your plan, please contact: [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk)

Yours sincerely

Sharon Jenkins  
Operations Delivery  
Consultations Team  
Natural England

# Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

## Natural environment information sources

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

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

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

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

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty (AONB)**, the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](#)<sup>5</sup> website and also from the [LandIS website](#)<sup>6</sup>, which contains more information about obtaining soil data.

## Natural environment issues to consider

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

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

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<sup>1</sup> <http://magic.defra.gov.uk/>

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

<sup>3</sup> <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

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

<sup>5</sup> <http://magic.defra.gov.uk/>

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

<sup>7</sup> [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/807247/NPPF\\_Feb\\_2019\\_revised.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/807247/NPPF_Feb_2019_revised.pdf)

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

## Landscape

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

## Wildlife habitats

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

## Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)<sup>11</sup>) or protected species. To help you do this, Natural England has produced advice [here](#)<sup>12</sup> to help understand the impact of particular developments on protected species.

## Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 171. For more information, see our publication [Agricultural Land Classification: protecting the best and most versatile agricultural land](#)<sup>13</sup>.

## **Improving your natural environment**

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

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

---

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

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

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

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

<sup>13</sup> <http://publications.naturalengland.org.uk/publication/35012>

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

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance on this](#) <sup>14</sup>).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

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<sup>14</sup> <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>

# Response 55

## Respondent Details

Information	
<b>Respondent Number:</b> 55	<b>Respondent ID:</b> 184055843
<b>Date Started:</b> 02/02/2022 10:04:29	<b>Date Ended:</b> 02/02/2022 10:08:37
<b>Time Taken:</b> 4 minutes 7 seconds [REDACTED]	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Individual

## Your comments

<p>Q2. You can provide your comments on the Woodcote Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>Response received via post below:</p> <p>'Firstly may I say thank you for the latest Neighbourhood Plan. We have lived in Woodcote for the past 11 years and in that time have seen quite a few changes. We would dearly love to move to another property in Woodcote but not being in full time employment and being semi-retired this is not an option as the house prices are completely out of our reach. So my question to you would be what do you class as affordable houses for local people who would love to move and stay in a village we love.</p> <p>Thank you for your time. Hopefully you will have the time to read this letter and perhaps at some point the above could be answered.'</p>

## Your details and future contact preferences





# Response 56

## Respondent Details

Information	
<b>Respondent Number:</b> 56	<b>Respondent ID:</b> 184056428
<b>Date Started:</b> 02/02/2022 10:09:19	<b>Date Ended:</b> 02/02/2022 10:26:23
<b>Time Taken:</b> 17 minutes 4 seconds ████████████████████	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Organisation

## Your comments

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

Response received via email below from Highways England:

'Thank you for inviting National Highways to comment on the above Consultation.

National Highways has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network (SRN). The SRN is a critical national asset and as such Highways England works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

We will therefore be concerned with proposals that have the potential to impact the safe and efficient operation of the SRN, in this case the A34 and M4 motorway.

We have reviewed the above consultation and have 'No Comments'.'

## Your details and future contact preferences

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

<b>Title</b>	Mrs
<b>Name</b>	Beata Ginn
<b>Job title (if relevant)</b>	Assistant Spatial Planner (Area 3)
<b>Organisation (if relevant)</b>	Highways England
<b>Organisation representing (if relevant)</b>	-
<b>Address line 1</b>	National Highways, Bridge House
<b>Address line 2</b>	Walnut Tree Close
<b>Address line 3</b>	-
<b>Postal town</b>	Guildford
<b>Postcode</b>	GU14LZ
<b>Telephone number</b>	-
<b>Email address</b>	Beata.Ginn@highwaysengland.co.uk

# Response 57

## Respondent Details

Information	
<b>Respondent Number:</b> 57	<b>Respondent ID:</b> 184058275
<b>Date Started:</b> 02/02/2022 10:26:28	<b>Date Ended:</b> 02/02/2022 10:28:12
<b>Time Taken:</b> 1 minute 44 seconds ████████████████████	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Organisation

## Your comments

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

Response received via email below from Historic England:

'Thank you for consulting Historic England on the submission version of the Woodcote Neighbourhood Plan. Historic England is the government's advisor on planning for the Historic Environment, including the conservation of heritage assets and championing good design in historic places. As such our comments are limited to those areas of the plan that fall within our remit. We hope these comments are of assistance to the examiner.

Policy ES2 Church Farm. We note that this site allocation lies within close proximity to a number of listed buildings (a granary, barn and farmhouse with attached barn) at Church Farm and may contribute to their significance as part of their setting. Development of this site could result in harm to the significance of the listed buildings. The SEA does not identify any potential effect for heritage assets in relation to this site and it is unclear on what basis the assessment that no mitigation is required and that residual impacts are not considered applicable to assess. Indeed of the twelve listed buildings in the parish 7 lie within 75 metres of the site boundary and it is not clear whether its potential impact on their settings or the historic character of the area has been considered. The site is prominently located opposite the village war memorial (itself located to occupy a prominent location in the heart of the settlement). At present we do not feel it has been demonstrated that development of the site delivers sustainable development within the definition of the NPPF and specifically interns of sustaining and enhancing heritage assets in a manner appropriate to their significance, nor that the allocation policy provides suitable mitigation for potential harm to the setting of the listed buildings.

We hope these comments are of assistance to the examiner but would be pleased to answer queries relating to them.'

## Your details and future contact preferences

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

<b>Title</b>	-
<b>Name</b>	Robert Lloyd-Sweet
<b>Job title (if relevant)</b>	Historic Places Adviser
<b>Organisation (if relevant)</b>	Historic England
<b>Organisation representing (if relevant)</b>	-
<b>Address line 1</b>	Canon Bridge House
<b>Address line 2</b>	25 Dowgate Hill
<b>Address line 3</b>	-
<b>Postal town</b>	London
<b>Postcode</b>	EC4R 2YA
<b>Telephone number</b>	-
<b>Email address</b>	Robert.LloydSweet@HistoricEngland.org.uk

# Response 58

## Respondent Details

Information	
<b>Respondent Number:</b> 58	<b>Respondent ID:</b> 184058626
<b>Date Started:</b> 02/02/2022 10:29:33	<b>Date Ended:</b> 02/02/2022 10:30:59
<b>Time Taken:</b> 1 minute 26 seconds [REDACTED]	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Individual

## Your comments

<p>Q2. You can provide your comments on the Woodcote Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>Response received via email below:</p> <p>'I'd like to feedback regarding the specific site at Church farm, WNP2-25.</p> <p>My concern starts with the general appearance of the farm as a whole. The borders of the farm are not looked after or invested in (boarding the cross roads, Oxford rd and Tidmore Lane) the farm in general is in a dilapidated state. Any successful profitable business (it's a sponsor to the village events) in the village should have more pride over its current activities. And as such it's more of a blight on the village than an asset.</p> <p>Allowing any growth of the farm activities risks growing the mess they reside over, the issue is that this development impacts the centre of the village (within view of the village hall, village green, the war memorial, and the main junction in the village. The field in question is of high character value of the village and it's use should be scrutinised. If this field becomes a mess like the rest of the farm the value of the village is negatively impacted, not just value, but in users of village assets. If aesthetic value drops, other antisocial behaviour increases, littering, illegitimate activities, graffiti and the village would have to pay more to compensate.</p> <p>Allowing permission for development carries with it a significant risk of a major negative impact to the quality of the village. I'm not opposed development, housing would be ok, retail shops and cafe facilities would be good, equally remaining as a field. However "employment units", does give me confidence that they'll only expand their container operation.'</p>

## Your details and future contact preferences



# Response 59

## Respondent Details

Information	
<b>Respondent Number:</b> 59	<b>Respondent ID:</b> 184063414
<b>Date Started:</b> 02/02/2022 11:07:22	<b>Date Ended:</b> 02/02/2022 11:09:19
<b>Time Taken:</b> 1 minute 57 seconds [REDACTED]	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Individual

## Your comments

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

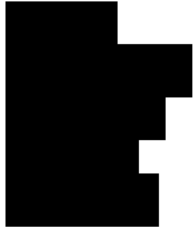
Response received via email.  
Please see attachment.

Q3. You can upload supporting evidence here.
<ul style="list-style-type: none"><li>File: 2022-01-30 Mr and Mrs Dunk.pdf [REDACTED]</li></ul>

## Your details and future contact preferences







Planning Policy  
South Oxfordshire District Council  
135 Eastern Avenue  
Milton Park  
OX14 4SB

30<sup>th</sup> January 2022

Dear Sir,

**Woodcote Neighborhood Plan (WNP)2013-2035**

With regards to the above Plan, we have been asked via a village flyer to make our comments known to the Examiner. We feel that this plan is very shortsighted and has been produced by a group of well-meaning individuals who do not possess the expertise nor the foresight of addressing the issues that are required. The plan is not backed by all villagers and the weight of those expressing a “NIMBY” view of development that does not affect them directly may be to the detriment of the village.

We would be grateful if you would take into consideration the following points:

- The flyer suggests that the WNP reflects the concern of the residents about climate change, nature conservation and damage to the surrounding landscape. They then propose two new sites against the National Planning Policy of protecting the AONB by suggesting site WNP2-02 behind New Tree Farm House and WNP2-03 behind Scrooby. Both sites lay on virgin agricultural and equestrian land, outside the curtilage of the village and a back yard development. A new road would have to be cut to reach this area, and more importantly an area that enhances and gives character to an AONB will erode more of the Chiltern landscape. The scenic beauty of the area will be lost forever.
- The parish council considers this is “acceptable” development for a total of 9 homes across the two sites. Is it because at the edge of the village few villagers are affected so at public consultations people vote for this area away from their own homes? Certainly it is contrary against their stated aim of “damage to the surrounding landscape”.
- To allow development on a green site on the edges of development extends the villages boundaries and has an impact on the ecology of the area.
- To conclude on landscape matters, we consider that the development would erode the character of this part of the AONB. The proposed development would degrade open and unrestricted views to and from the AONB and would be harmful to the open landscape of the AONB and the relationship between the village edge and the AONB.

- The proposed development would extend the built-up-limits of the settlement and would cause material harm to the character and intrinsic quality of this part of the Chilterns Area of Outstanding Natural Beauty.
- Church Farm is also part of the AONB even though it is within the centre of Woodcote. This defining open space within the centre of the village gives character to Woodcote. 30 homes and a car park is unacceptable. The perceived problem of parking is experienced half an hour at each end of the school day for 39 weeks a year. Parents will park as close as possible to schools for the drop off. Have the parish council employed a traffic consultant, or do they consider themselves to have adequate professional qualifications to know that losing a field for parking is the way forward. Surely running parallel to the A4074 creating a one-way system within this part of the village with associated roundabout from the Goring and Reading Road onto the A4074 would slow the traffic on that road (which has a history of an accident blackspot) and be an acceptable solution (even if lighting is required). rather than concrete and tarmac of a greenfield site.

We would be grateful if you would take into consideration the points we have raised.

Claire and Geoff Dunk

# Response 60

## Respondent Details

Information	
<b>Respondent Number:</b> 60	<b>Respondent ID:</b> 184063636
<b>Date Started:</b> 02/02/2022 11:09:31	<b>Date Ended:</b> 02/02/2022 11:11:17
<b>Time Taken:</b> 1 minute 46 seconds [REDACTED]	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Organisation

## Your comments

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

Response received via email from Chilterns Conservation Board.  
Please see attachment.

Q3. You can upload supporting evidence here.
<ul style="list-style-type: none"><li>File: 2022-01-31 Chilterns Conservation Board.pdf [REDACTED]</li></ul>

## Your details and future contact preferences

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

<b>Title</b>	-
<b>Name</b>	Michael Stubbs
<b>Job title (if relevant)</b>	Planning Advisor
<b>Organisation (if relevant)</b>	Chilterns Conservation Board
<b>Organisation representing (if relevant)</b>	-
<b>Address line 1</b>	The Lodge
<b>Address line 2</b>	Station Road
<b>Address line 3</b>	-
<b>Postal town</b>	Chinnor
<b>Postcode</b>	OX39 4HA
<b>Telephone number</b>	-
<b>Email address</b>	planning@chilternsaonb.org



Contact: Michael Stubbs  
 Tel: 01844 355507  
 Fax: 01844 355501  
 E Mail: [planning@chilternsaonb.org](mailto:planning@chilternsaonb.org)  
[www.chilternsaonb.org](http://www.chilternsaonb.org)

Chairman: Paul Maindes BEM  
 Vice Chairman: John Nicholls  
 Chief Executive Officer: Dr Elaine King

**1<sup>st</sup> February 2022**

**By email only to [planning.policy@southandvale.gov.uk](mailto:planning.policy@southandvale.gov.uk)**

My Ref.: F:\Planning\Planning Policy\Woodcote Neighbourhood Plan

**Woodcote Neighbourhood Plan – Regulation 16 Submission draft.**

Dear SODC Neighbourhood Planning team,

**1.0. Introduction.**

1.1. Thank you for consulting the Chilterns Conservation Board (CCB). The CCB’s principal duty when commenting on such matters is, as established by the Countryside and Rights of Way Act 2000 section 87, to have regard to the purpose of conserving and enhancing the natural beauty of the Area of Outstanding Natural Beauty, and the purpose of increasing the understanding and enjoyment by the public of the special qualities of the Area of Outstanding Natural Beauty.

1.2. In this Neighbourhood Plan we propose to make a series of relatively minor points dealing with proposed textual additions and a more substantive point, in support of the approach taken towards SODC Local Plan policy H4 in the context of AONB protection.

1.3. We propose to cover the textual points first and then, below that, the more fundamental point as to compliance with the Local Plan within the purview of the basic conditions test.

**2.0. Regulation 16 Comments.** All these comments are relatively minor, set against our support for this plan. We use both ~~strikethrough~~ and underlined text, for deletions and additions.

Regulation 16 Submission Draft.	CCB’s Comments.
Vision page 6 <i><b>‘for which the developed footprint is controlled to conserve the AONB’</b></i>	We <b>strongly support</b> this.
<b>Policy E4:</b> Settlement Boundary The Settlement Boundary is shown in Fig 9.i. Proposals for infill development or redevelopment within the boundary will be supported, provided that they accord with	We support this policy.  We recommend, an <b>addition</b> , as below. <b>Policy E4:</b> Settlement Boundary The Settlement Boundary is shown in Fig 9.i.

<p>the design and development management policies of the Local Plan and other policies of the Neighbourhood Plan. Proposals for development outside the boundary will only be supported if they are appropriate to a countryside location in the Chilterns AONB.</p>	<p>Proposals for infill development or redevelopment within the boundary will be supported, provided that they accord with the design and development management policies of the Local Plan and other policies of the Neighbourhood Plan. Proposals for development outside the boundary will only be supported if they are appropriate to a countryside location and <u>therefore conserve and enhance the special qualities of the</u> <del>in</del> the Chilterns AONB.</p>
<p><b>Policy E6: Important Views</b> The views identified in Table 9.ii and map 9.iv are considered important as valued local views within the AONB. New development should not intrude upon valued local views in and out of the settlement area of the Parish and proposals for development that might impact on such views must identify the impact and demonstrate how the quality of the landscape will be preserved.</p>	<p>We support this policy. We recommend, an <b>addition</b>, as below. Policy E6: Important Views The views identified in Table 9.ii and map 9.iv are considered important as valued local views within the AONB. New development should not intrude upon valued local views in and out of the settlement area of the Parish and proposals for development that might impact on such views must identify the impact and demonstrate how the quality of the landscape will be <del>preserved</del> <u>conserved and enhanced</u>.</p>
<p><b>Page 34,</b> In accordance with paragraph 4.28 of the Local Plan 2035, the Parish Council carried out a Landscape and Visual Impact Assessment (LVIA) to provide proportionate evidence to justify the lower allocation of 53 houses compared with the allocation of 115 in the Local Plan. The LVIA identified the same four sites for housing as the original site assessment and the same sites for employment use. One additional site (Goats Gambol) was identified by the LVIA as potentially suitable for development with four houses, despite an earlier planning application and subsequent appeal having rejected the site because of the impact on the AONB. Subsequently Goats Gambol was sold, and the new owners have now withdrawn the site.</p>	<p>We support this approach.</p>

<p><b>Section 11,</b></p> <p>In addition, proposals for development of allocated sites will be expected to show that they: i. have adopted, to the fullest extent practicable, the guidance produced by the SODC Design Guide and the Chilterns Buildings Design Guide and the Supplementary Technical Notes on local building material and use locally sourced building materials;</p>	<p>We support this.</p>
<p><b>Policy D2: Light Pollution (Retained Policy)</b> Proposals for any necessary street and external lighting should comply with the current guidelines established for the Chilterns AONB and for rural areas by the Institution of Lighting Engineers 46</p>	<p>We support this.</p>
<p><b>New allocations.</b></p>	
<p><b>Policy HS6. Site WNP2-02</b> is allocated for 5 dwellings, subject to the following site-specific requirements: a. the development will occupy the blue shaded area edged in black shown on Map 12.v. b. vehicular access to the housing will be from Behoes Lane. c. the existing access (outlined in blue) will be widened, as necessary, to meet OCC Highways requirements, to accommodate traffic to this site and the adjacent site WNP2-03. d. vehicular access will be provided to the east of the site (outlined in blue) to provide access to the paddock at the rear of the site. e. The yellow shaded area to the rear of the housing will be retained as green space and planted with native trees to screen the site from views across the open fields.</p>	<p>This allocation appears consistent with the recommendation for limited development at this site, contained in the 2015 SODC study ‘Landscape capacity Assessment for Larger Villages’. In that study this was site W005 (page 746).</p> <p>Potential <b>additional content</b> as,</p> <p><u>Due to the location on the edge of the settlement and intervisibility from the wider AONB, we recommend mitigation planting, consistent with the Lepus Study’s recommendations and the 2015 SODC landscape capacity study. We also recommend that any application that comes forward is shaped by a proportionate site specific landscape and visual impact assessment.</u></p>
<p><b>Policy HS7. Site WNP2-03</b> is allocated for 4 dwellings, subject to the following site-specific requirements: a. the development will occupy the blue shaded area edged in black shown on Map 12.vi. b. vehicular access to the housing will be from Behoes Lane. c. the existing access (outlined in blue) will be widened, as necessary, to meet OCC Highways requirements, to accommodate</p>	<p>(<b>additional content</b>, as above)</p> <p><u>Due to the location on the edge of the settlement and intervisibility from the wider AONB, we recommend mitigation planting, consistent with the Lepus Study’s recommendations and the 2015 SODC landscape capacity study. We also</u></p>

<p>traffic to this site and the adjacent site WNP2-02. d. vehicular access (outlined in blue) will be provided to the houses and smallholding at the rear of the site. e. native trees will be planted to the northwest of the housing (in the area shaded yellow and outlined in black) to screen the site from views across the open fields. f. a green space (shaded yellow and edged in black) planted with native trees will be created to the south of the site behind the houses in Beech Lane. g. the existing smallholding and paddock are excluded from the development area.</p>	<p><u>recommend that any application that comes forward is shaped by a proportionate site specific landscape and visual impact assessment.</u></p>
<p><b>Policy HS8 Site WNP2-09</b> is allocated for 14 dwellings, subject to the following site-specific requirements: a. the development will occupy the blue shaded area edged in black shown on Map 12.vii. b. the existing offices will be converted into 1 or 2 bed flats. c. vehicular access to the site will be from Long Toll.</p>	<p>Supported. This is a conversion.</p>
<p><b>Policy HS9 Site WNP2-30</b> is allocated for 30 dwellings, subject to the following site-specific requirements: a. the housing development will occupy the blue shaded area edged in black shown on Map 12.viii. b. the area shaded in brown will be surfaced and made available as a public car park. This is additional to the parking spaces allocated to the houses in accordance with policy T7. c. vehicular access to the housing and car park will be through a new entrance. d. a footpath will be provided along the frontage of the site from the entrance to link with the footpath in front of Sunset House. This will require the hedge at this point to be moved back or replaced with new planting behind the footpath. e. The existing hedge along the front of the site will be retained except where the footpath and entrance are created. f. the existing hedge across the middle of the site will be relocated to the rear of the site into the area shaded yellow and edged in black. Additional native trees will be planted in the hedge to screen the site from views across the open fields. g. The development will incorporate suitable landscaping to soften the appearance and increase biodiversity.</p>	<p>We could not find this site in the original 2015 study, as above.</p> <p>This allocation is supported, however, by the LVIA undertaken by the Neighbourhood Planning body.</p> <p>As above, we recommend <b>additional content</b>, regarding planting and the use of a site based LVIA.</p>



**3.0. Support for the approach taken on SODC Policy H4.** Discussion of SODC Examination, Inspector's Conclusions and Adopted Policy.

3.1. The CCB appeared at the SODC Local Plan examination in August 2020. We focused on SODC Local Plan policy H3 '*Housing in the towns of Henley-on-Thames, Thame and Wallingford*' and H4 '*Housing in Larger Villages*'.

3.2. At that time the CCB submitted that H3 set too high a target housing figure for Henley-on-Thames, in that the town is heavily constrained by the AONB. Similarly, the arithmetic threshold set in H4 (in the lower-case text), at 15%, applies across all the defined larger villages, to deliver a target figure of 257 homes. The Policy text for Woodcote set an allocation of 115.

3.3. The Plan's reasoned justification (supporting text) provides an important caveat here, stating that,

*'4.28 Some villages are constrained by factors such as Green Belt, Areas of Outstanding Natural Beauty, and Flood Zones. Where Neighbourhood Development Plans are considering sites within an AONB or sites that form part of the setting of an AONB, a Landscape and Visual Impact Assessment should be undertaken. In these villages a 15% growth may not be fully achievable. Other villages are unconstrained and can plan for more than 15% growth. The level of growth proposed should be evidenced within the Neighbourhood Development Plan with local communities helping to shape the development of their village. Ultimately the detailed evidence base will need to be provided to support each Neighbourhood Development Plan and its assessment of capacity whether this is to support a higher or lower number than that provided in Table 4f: Provision of homes at Larger Villages. Neighbourhood planning groups will need to cooperate with infrastructure providers and statutory consultees to provide this evidence and develop viable solutions for any infrastructure provision that is needed'*.

**Table 4f** as applies to Woodcote equates to 115 dwellings.

3.4. The construction of policy H4, including its explanatory text, rightly accepts that the allocations are qualified by location (i.e., as applies at Woodcote). This must be the correct approach because paragraph 4.28 establishes that a Landscape and Visual Impact Assessment (LVIA) is a necessary prerequisite for any Neighbourhood Plan within the AONB. The Local Plan Inspector in his report (November 2019) at paragraph 190 stated that, '*For the larger villages, the Plan proposes 15% growth calculated in the same way as that for the market towns. This is a proportionate approach which takes into account the existing size of the villages*'. The Inspector was alert to the policy tests that would have to apply to development proposals and future allocations within the AONB, as applies at Woodcote. He was not writing a blank cheque based purely on an arithmetic calculation. Key here being his use of '*proportionate*' because the AONB legal and policy tests and SODC Local Plan policy ENVI protect the character of this nationally protected landscape.

3.5. The Inspector formed the view that the SODC Local Plan, taken overall would not result in excessive unplanned development because, '*.....Policy H1 exerts control over sites not allocated in the development plan; nor would it threaten either the character of the AONBs or the historic character of the market towns, because Policy ENVI contains strong protection for the AONBs and Policies ENV6 to ENV9 equally protect heritage assets*. The Inspector cited the CROW section 85 test in his report at footnote 3. He was alert to the sensitivities of the AONB and its need for its protection.

3.6. His reliance upon ENVI is instructive. These strong protections are aligned with the duties in the CROW Act at its section 85 and in the NPPF at 176. To some extent there is a

tension in the Local Plan between the arithmetic target in H4 and the policy protections in H4. Yet, that tension must always be resolved in favour of the AONB, especially the AONBs special qualities, as identified in the AONB Management Plan 2019-2024. In planning law they collectively carry much greater weight than H4's stated targets as Development Plan policy alone.

3.7. The discharge of H4 against ENVI is not a matter of mere balance. The AONB duties in law, policy and in the 2019-2024 Management Plan must carry great weight in their delivery of the necessary conservation and enhancement of the special qualities of the AONB. We are grateful to explain this as a starting point because it is evident that the neighbourhood planning body has proposed a lower number than the figure stated in H4. It is key to establish that the 115 figure is not a target, nor can it be because the AONB duties must be addressed first and foremost. Indeed, the Neighbourhood planning body are alert to that and have undertaken a comprehensive LVIA, with peer review, in support of a lower figure. Many of the LVIA assessments point, rightly, to the contextual relationship of Woodcote within the AONB, with a loose grained open series of settlement boundaries to the surrounding landscape areas of semi enclosed dip slope (to the north/northeast), wooded dip slope (to the east) and enclosed escarpment (to the west and northwest).

3.8. The SODC Landscape Character Assessment (by Lepus, November 2017) applies to Woodcote, in that the Landscape Character Areas (LCA) that envelope Woodcote recommend that planning decisions maintain the nucleated pattern of settlements (see LCA 10 Chilterns Plateau with Valleys at page 180, LCA 6 Central Vale Fringes at page 126 and LCA 8 Chilterns Escarpment at page 154). Previous SODC development management decisions have adhered to these principles, for example the refusal of applications for 45 and 65 dwellings respectively south of the Bridle Path (P18/S0004/O and P16/S3306/O) with the reason for refusal stating that the principle was unacceptable and '*would cause material harm to the character and intrinsic quality of the AONB*'. Such applications were unacceptable because they spilled over into the highly valued landscape context of the settlement. Any new applications would need to be highly respectful of that relationship, to deliver the neighbourhood plans vision.

3.9 In conclusion the CCB supports the delivery of a lower number of dwellings. This is based on landscape evidence and a comprehensive grasp of planning history comprising previous application and appeal decisions. The LVIA findings support this lower number and is based upon a robust site selection, that adheres to the GLVIA 3<sup>rd</sup> edition methodology published by the Landscape Institute. A peer review corroborates these conclusions. Recommendations are robust, with some relatively minor amendments to the scales of assessment, arising from this peer review, albeit nothing that could be deemed material to the veracity of the overall conclusions.

3.10. The core objective of all allocations within the AONB must be the conservation and enhancement of the special qualities of the AONB, including its scenic beauty. Compliance with the **basic conditions tests** as set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 requires (amongst others) that, (e) *the making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)*. Please also refer to Planning Practice Guidance '**The basic**

**conditions that a draft neighbourhood plan or Order must meet if it is to proceed to referendum**', Paragraph: 067 Reference ID: 41-067-20140306, revision date: 06 03 2014 (accessed 1<sup>st</sup> February 2022). The CCB is firmly of the opinion that this is complied with. At its most fundamental SODC Local Plan H4 must be read alongside ENVI and slavish adherence to a 115 target, in light of the evidence, would run counter to AONB protection. The test is also one of '*general conformity*' and not '*absolute conformity*'.

3.11. The Chilterns AONB is nationally protected as one of the finest areas of countryside in the UK. Public bodies and statutory undertakers have a statutory duty of regard to the purpose of conserving and enhancing the natural beauty of the AONB (Section 85 of [CroW Act](#)).

3.12. The Chilterns Conservation Board is a body that represents the interests of all those people that live in and enjoy the Chilterns AONB. It is made up of representatives nominated by the organisations listed in Appendix 1.

Should you require any further information please do not hesitate to contact me.

Yours sincerely,

Dr Michael Stubbs MRICS MRTPI  
Planning Advisor, on behalf of the Chilterns Conservation Board



**The Chilterns Area of Outstanding Natural Beauty**

The Chilterns AONB was designated in 1965 for the natural beauty of its landscape and its natural and cultural heritage. In particular, it was designated to protect its special qualities which include the steep chalk escarpment with areas of flower-rich downland, woodlands, commons, tranquil valleys, the network of ancient routes, villages with their brick and flint houses, chalk streams and a rich historic environment of hillforts and chalk figures.

**Chilterns Conservation Board**

The Chilterns Conservation Board is a statutory independent corporate body set up by Parliamentary Order in 2004 under the provisions of Section 86 of the Countryside and Rights of Way (CRoW) Act 2000.

The Board has two statutory purposes under section 87 of the CRoW Act:

- a) To conserve and enhance the natural beauty of the AONB; and
- b) To increase the understanding and enjoyment by the public of the special qualities of the AONB.

In fulfilling these roles, if it appears that there is a conflict between those purposes, Conservation Boards are to attach greater weight to (a). The Board also has a duty to seek to foster the economic and social well-being of local communities within the AONB.

Like all public bodies, including ministers of the Crown, local authorities and parish councils, the Chilterns Conservation Board is subject to Section 85 of the CRoW Act which states under "General duty of public bodies etc"

"(1) In exercising or performing any functions in relation to, or so as to affect, land in an area of outstanding natural beauty, a relevant authority shall have regard to the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty."

**List of Organisations providing Nominees to the Chilterns AONB Conservation Board**

The Chilterns Conservation Board has 27 board members, all drawn from local communities:

- Hertfordshire and Oxfordshire County Councils
- Central Bedfordshire and Luton Borough Councils (unitary authorities)
- Buckinghamshire Council (formerly Aylesbury Vale, Chiltern and South Buckinghamshire, and Wycombe District Council).
- Dacorum Borough Council, North Hertfordshire DC, Three Rivers DC and South Oxfordshire DC.
- The Central Bedfordshire, Buckinghamshire, Hertfordshire and Oxfordshire Parish Councils (6 elected in total), and
- DEFRA (8 in total).

# Response 61

## Respondent Details

Information	
<b>Respondent Number:</b> 61	<b>Respondent ID:</b> 184063851
<b>Date Started:</b> 02/02/2022 11:11:30	<b>Date Ended:</b> 02/02/2022 11:14:04
<b>Time Taken:</b> 2 minutes 34 seconds ████████████████████	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Individual

## Your comments

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

Response received via email.  
Please see attachment.

Q3. You can upload supporting evidence here.
<ul style="list-style-type: none"><li>File: 2022-01-31 Mr Williams.pdf ██████████</li></ul>

## Your details and future contact preferences



I wish to object to the Woodcote Neighbourhood Plan 2 (November 2021) regarding how the definition of the "Settlement Boundary" (Section 4 fig 9.1) negatively impacts both the built environment of the village and the AONB.

The "Settlement Boundary" proposal increases the village's intrusion into the AONB in areas with a history of planning application refusals due the damage they would do to the AONB if allowed.

### **1.The Built Environment.**

The enlarged "Settlement Boundary" as described in Section 4 (fig 9.1) seeks to intrude beyond the limits of the current built environment.

In doing so it facilitates the selection of sites WNP2-02, WNP2-03 (both sited on land behind Yewtree Farmhouse) and WNP2-30 (on land adjacent to Church Farm) which would otherwise be wholly in green field AONB settings.

**Evidence:** Previous Planning Applications (see SODC Planning Applications web site)

WNP-30 (land adjacent to Church Farm, Reading Road)

Planning Application P85/SO690 was refused by SODC and subsequently at appeal as being "outside the settlements boundary". The proposed "Settlement Boundary" seeks to eliminate this challenge to any future planning application on this site.

WNP-02 and WNP-03 (both sited on land behind Yewtree Farmhouse), these sites were originally contained within a single site.

Planning Applications P58/HO325, P63/HO392, P66/HO659, P70/HO413, P73/HO774, P82/SO152, P83/SO564 (see SODC Planning Applications web site).

All these Applications were refused by OCC/SODC, as were 3 at subsequent appeals, on the grounds that they would "extend the limits of the village's existing built environment" (or similar). The proposed "Settlement Boundary" seeks to eliminate this challenge to any planning application on these sites based on them being outside the current built environment of the village.

### **2. The AONB**

The "Settlement Boundary" as described in Section 4 (fig 9.1) seeks to intrude into the AONB to facilitate the inclusion of sites WNP2-02, WNP2-03 (both on land behind Yewtree Farmhouse) and WNP2-30 (on land adjacent to Church Farm).

**Evidence:** Previous Planning Applications (see SODC Planning Applications web site)

The planning applications noted above all include in their reasons for refusal (including those given by 4 Inspectors) damage to the AONB and in the case of WNP-02 and WNP-03 (both sited on land behind Yewtree Farmhouse) additional damage to an Area of Outstanding Landscape Value.

Brian Williams



# Response 62

## Respondent Details

Information	
<b>Respondent Number:</b> 62	<b>Respondent ID:</b> 184064180
<b>Date Started:</b> 02/02/2022 11:14:10	<b>Date Ended:</b> 02/02/2022 11:17:34
<b>Time Taken:</b> 3 minutes 24 seconds [REDACTED]	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Agent

## Your comments

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

<p>Response received via email from Lone Star Land Ltd on behalf of the Booker Family. Please see attachment.</p>
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Q3. You can upload supporting evidence here.
<ul style="list-style-type: none"><li>File: 2022-01-31 Booker and Lone Star Land.pdf - <a href="#">Download</a></li></ul>

## Your details and future contact preferences



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

<b>Title</b>	-
<b>Name</b>	Reuben Bellamy
<b>Job title (if relevant)</b>	Planning Director
<b>Organisation (if relevant)</b>	Lone Star Land Ltd
<b>Organisation representing (if relevant)</b>	Response sent on behalf of the Booker Family
<b>Address line 1</b>	50 High Street
<b>Address line 2</b>	-
<b>Address line 3</b>	-
<b>Postal town</b>	Henley in Arden
<b>Postcode</b>	B95 5AN
<b>Telephone number</b>	-
<b>Email address</b>	Reuben@lonestarland.co.uk



Planning Policy  
South Oxfordshire District Council  
135 Eastern Avenue  
Milton Park  
Milton  
Oxfordshire  
Ox14 4SB

1st February 2022

**By email:** [planning.policy@southandvale.gov.uk](mailto:planning.policy@southandvale.gov.uk)

Dear Sir or Madam,

### **Representations to the Woodcote Neighbourhood Plan**

These representations are made on behalf of the Booker family of Church Farm and Lone Star Land. The Booker family are the landowners of allocations WNP2-30 and WNP2-25. Lone Star Land are development and planning specialists who are promoting the sites for development in-line with the allocations in the emerging Woodcote Neighbourhood Plan (WNP).

Schedule 4B 3(2) of the Town and Country Planning Act 1990 sets out the basic conditions that a draft Neighbourhood Plan must meet in order to proceed to referendum. These are:

- Have regard to national policies and advice in guidance issued by the Secretary of State.
- Contribute to the achievement of sustainable development.
- To be in general conformity with the strategic policies contained in the development plan.
- Not breach EU obligations as incorporated into UK law (relating to EIA regulations and habitats directives).
- The prescribed conditions have been met (Habitat Regulations 2017 and all other material considerations).

We support the WNP and consider that it meets the basic conditions subject to minor modifications, which we have set out below. We also commend the hard work of the Neighbourhood Plan Group in producing this Plan and trust the comments made below will be taken in the constructive manner intended.

### **Plan Objectives**

Our sites will deliver both residential development, employment development and a car park. As a result they will help achieve a number of the objectives of the WNP. We support the goal of the WNP, to support and provide

existing and future residents with the opportunity to live in a decent home and the associated objectives. The National Planning Policy Framework (the Framework) highlights in paragraph 79 that in order to promote sustainable development in rural area housing should be located where it will enhance or maintain the vitality of rural communities and that planning policy should identify opportunities for villages to grow and thrive. It is often the case that Neighbourhood Plans tend to be dominated by questions relating to residential development, therefore, we welcome the economic goal to enhance the prospects for local employment and the associated objectives to encourage and support home working, to provide housing for employees and to increase the employment offer in the village. This is refreshing and, coupled with the environmental objective of the WNP, it demonstrates that the Plan accords with the three overarching objectives of sustainable development set out in the Framework at paragraph 8: the economic objective, the social objective and the environmental objective.

### **Policy T1 - Traffic Congestion**

While the aims of the policy are supported and it is noted that the provision of a car park on WNP2-30 will help with the identified problem of all-day parking on Reading Road, the wording of the policy does not reflect National Policy in the Framework. Paragraph 111 of the Framework states that development should only be prevented on highway grounds if the residual cumulative impact on the road network would be severe. In order to demonstrate that the WNP has had regard to National Policy, there needs to be a modification to the wording of Policy T1 to reflect National Policy in Paragraph 111 of the Framework.

Suggested policy text change (in bold): "...or which would involve an increase in traffic generation will need to demonstrate, with a travel plan and transport statement, **that they do not have a residual cumulative severe impact on the road network**, or exacerbate conditions of parking stress..."

### **Policy EM1 Heavy Goods Vehicle Traffic**

Similarly, the wording of this policy does not reflect that set out in Paragraph 111 of the Framework. Again, in order to meet the basic conditions test, the wording needs to be modified in line with Paragraph 111 of the Framework, which states the development should only be prevented if the residual cumulative impact on the road network is severe.

Suggested policy text change (in bold): "...must demonstrate with the assistance of a Transport Statement that the proposals will not have an unacceptable **impact on highway safety or a severe residual cumulative on the road network** within the village."

### **Policy E2 Historic Environment**

The aim of this Policy to ensure that the impact of development on heritage assets is fully assessed, is supported. However, in order to meet the basic conditions, the wording of the Policy needs to be modified to reflect National Policy with regard to the impact of development proposals on listed buildings and any future conservation areas. The Framework defines 'conservation' as the "process of maintaining and managing change to a heritage asset..." The Policy set out in Paragraphs 199 - 202 of the Framework is clear that where harm is identified to a heritage asset or its setting, that harm can be outweighed by public benefits. For example, Paragraph 202 states that: "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage



asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

As currently drafted, Policy E2 does not allow for the situation where harm can be outweighed by public benefits, in contrast to the policy for non-designated heritage assets, and as a result, does not meet the basic conditions.

Suggested policy text change: Add a new sentence after ‘sense of place’ **“Where a proposed development is identified as causing harm to the significance of a designated heritage asset or its setting, the level of harm should be weighed against the public benefits of the proposal.”**

### **Policy E4 Settlement Boundary**

The establishment of a settlement boundary is supported for the reasons set out in the Settlement Boundary background paper. However, the proposed settlement boundary shown in Figure 9 does not reflect the inclusion criteria set out in Rule 1 at Paragraph 3.5.1 of the Settlement Boundary paper.

- Rule 1 (iii) states that all sites designated for housing or other development will be included within the boundary but the employment allocation at Church Farm WNP2-25 is not shown within the boundary on Figure 9.
- Rule 1 (iv) states that existing employment sites will be included within the boundary. Most of the buildings at Church Farm, immediately to the north of the allocation, are in employment use and, therefore, they do not come under the operating farm exclusion.

Both the employment allocation site and the existing employment buildings are physically linked to the built up part of the settlement.

Suggested Change: the settlement boundary in Figure 9 is amended to include allocation WNP2-25 and the existing employment buildings at Church Farm.

### **E6 Protected Views**

We support the protection of views that are distinctive and important to the character of the AONB but we would query viewpoints 17 and 18 and we consider that the policy itself requires a modification to the wording to comply with the basic conditions.

Tidmore Lane is a rural road which is open to motor traffic and is enclosed on much of both sides by tall hedgerows. The lane is appreciated as a rural lane - that is its sense of place and the views as experienced are those along the lane itself. What views there are to the fields and paddocks on either side are glimpsed, often through dense vegetation.

It is important that the material in the evidence base is presented in a consistent fashion. The photographs taken for viewpoints 17 and 18 do not appear to have been taken from the public highway, from where the view would be experienced, and also to have been taken with a telephoto lens, in contrast to the photographs of other views. Appendix 1 to these representations contains photographs taken (with an I-phone held horizontally in landscape) from the public vantage point approximately at the locations of photographs 17 and 18 in the WNP.



Viewpoint 17 - this photograph appears to have been taken off the lane where people walk, from a position that appears to be within the hedge with a telephoto lens. The experience of the view from the public vantage point (the lane itself) is dominated by the hedgerow and is not a view of enclosed fields (see photograph in Appendix 1). The glimpsed views that are available are not represented by the photograph in the WNP and the evidence base. And the typical characteristics referred to are not a feature of this view. There is only one hedgerow. There appears to be a woodland enclosing these fields. However, this is not a woodland - it is a layered perspective of trees opposite the site and as the view looks up toward the higher parts of the village. This is demonstrated by the satellite image in Appendix 1 to these representations. In addition, this view has the school buildings, including the large barrel-roofed block, as a backdrop to the field.

Viewpoint 18 - this photograph has not been taken from the lane but from the top of a field gate that is set back from the public vantage point. It appears that a telephoto lens has been used which restricts the view compared to that actually experienced from the lane. There is existing development within the view and the fields do not exhibit the characteristics of the AONB as described in the Protected View Assessment: they are, in the main, enclosed by fencing as there is only one hedge within the view.

We consider that views 17 and 18 should be realigned along Tidmore Lane and classified as being a 'rural road'.

Policy ENV1 (2) viii of the Local Plan seeks to protect important views and visually sensitive skylines. The Protected View Assessment acknowledges that the views are typical rather than of great significance. Given this context, it is considered that the wording of policy E6 of the WNP goes further than the Local Plan and Framework because it states that new development should not intrude upon the views. We consider that the policy should be reworded to acknowledge that the views identified in Table 9.ii and Figure 9.iv are considered important as local views containing indicators of landscape value within the AONB. The policy should require that new development should give consideration to these through a Landscape Value Impact Assessment to determine any valued characteristics which should be preserved, recognised and/or enhanced as part of any development within the Neighbourhood Plan Area.

We also consider that the wording in Table 9. ii should be modified to indicate more clearly which landscape character the view relates. The reasoned justification sets out 4 elements of landscape character but these are not referred to in the table."

Suggested changes to policy text (in bold): "The views in Tables 9.ii and Figure 9.iv are considered important as **local views containing indicators of landscape value within the AONB.**"

"New development should **give consideration to these views through a Landscape Value Impact Assessment to determine which valued characteristics with should be preserved, recognised and/or enhanced as part of any development proposal.**"

Suggested Changes to Table 9.ii comment to vantage point 17 changed to "**Views along rural roads.**" Comment to vantage point 18 changed to "**Views along rural roads.**"



Suggested changes to Figure 9.iv - re-orientate views 17 and 18 to show the views along Tidmore Lane.

### **Policy H1 Number of New Homes**

We support the allocation of **53** new homes in the WNP. We consider that Policy H1 should be reworded as it is confusing, giving the impression that 129 new homes will be allocated through WNP2 sites.

The South Oxfordshire Local Plan 2035 makes clear that Neighbourhood Plan Groups can plan for a lower level of housing than the number set out in 'Table 4f - Provision of Homes at Larger Villages'. Paragraph 4.28 of the Local Plan accepts that 15% growth may not be achievable in some larger villages due to constraints such as, inter alia, AONB. The Local Plan states: "Ultimately, the detailed evidence base will need to be provided to support each Neighbourhood Development Plan and its assessment of capacity, whether this is to support a higher or lower number than that provided in Table 4f: Provision of Homes at Larger Villages." We note that on the basis of a Landscape and Visual Impact Assessment, there is justification for not allocating all the 115 homes listed in Table 4f of the Local Plan.

As a result, the allocation of **53** homes does not mean that the WNP is allocating fewer homes than the strategic policies of the Local Plan but is implementing the flexibility in the Local Plan policy designed to take into account a fine-grained analysis of the impact of housing numbers on the landscape of the AONB. The overall strategic housing policy of the Local Plan is to allocate the Core Strategy growth figure plus 15% to the 12 larger villages: this equates to 3,967 dwellings in total. The reduction in the number of dwellings to Woodcote due to the impact on the AONB amounts to 1.5% of this total and therefore cannot be said to conflict with the overall strategy for the pattern and scale of development in the Local Plan. Accordingly, this Policy is in general conformity with the Local Plan's strategic policies and has had regard to the Framework, and thereby meets this basic condition test.

Suggested changes to Policy text (in bold) "Planning Permission will be granted for a minimum of **53** new homes to be built..."

### **Policy H6 Types of Homes**

The aim of the Policy, to ensure that there is a wide choice of homes within the village, is supported. As is set out in the plan, the village lies wholly within the Chilterns AONB. This means that design considerations are particularly important, as evidenced by WNP Policy D1. The Chilterns AONB Management Plan describes the problem of poor design and sets out important design criteria in the Chilterns Buildings Design Guide. Therefore, in order to meet the basic conditions in reflecting National Policy with regard to development in the AONB, the policy needs to be clarified and set out that the 'other material considerations' that could warrant a departure from the suggested building typology are design considerations and impact on the character of the AONB as well as other factors such as heritage assets. A cross reference to the policy requirements of E2 - Historic Environment and D1 - Good Design, within the reasoned justification would be helpful and also add clarity.

Given that the evidence base that supports the WNP suggests a need for more terraced and semi-detached properties, the threshold for the operation of this policy should be lowered as only two of the allocated sites exceed



nine dwellings. An appropriate threshold would be 'four dwellings and above' to ensure that all allocated sites contribute to this policy.

Suggested changes to policy text (in bold): "Approximately two-thirds of new homes on development of **4 or more...unless viability or other material considerations such as design, impact on the AONB or heritage considerations, justify a different mix.**"

#### Policy H7 Size fo Homes

Our comments on Policy H6 equally apply to H7. Again we support the thrust of the Policy but given the location of the village within the AONB, it is important that design considerations are expressly referred to as a material consideration that might warrant a departure from the preferred mix.

The comment made in relation to H6 and the threshold of nine dwellings also applies equally to this policy. For the reasons set out above, the threshold should be four dwellings and above. We accept that at a low number of dwellings it will be impossible to comply exactly with the percentages set out, but the Policy wording should allow for flexible interpretation to ensure that the smaller sites also deliver on the need for smaller dwellings. Otherwise, commercial realities will dictate that they will just be developed with detached dwellings.

Suggested changes to policy text (in bold): "...Overall, up to 10% of new homes on developments of **4 or more... unless viability or other material considerations such as design, impact on the AONB or heritage assets, justify a different mix. A flexible approach will be taken to the target percentages on development proposals for 4 to 9 homes, in line with the aim of ensuring more smaller homes as set out in the Housing Needs Assessment.**"

#### Policy D4 Renewable Energy

The construction of homes and buildings to high environmental standards as part of the fight against climate change is supported. However, the wording of this Policy is too prescriptive. The Policy refers only to photovoltaic panels and solar water heating panels. However, there are other building techniques and technologies that will improve the environmental performance of buildings. For example, ground and air source heat pumps are referred to in the reasoned justification but do not appear in the Policy. It might be the case that, for design reasons in the AONB, photovoltaic and solar panels are not appropriate.

South Oxfordshire Local Plan Policy DES10 requires all new dwellings to achieve a 40% reduction in carbon emissions compared to the 2013 Building Regulations. It is also the case that by 2025 the Building Regulations will be revised to require all dwellings to be carbon neutral ready, based on the decarbonisation of the national grid. We consider that WNP Policy D4 should reflect the trajectory in Local Plan Policy DES10 and allow for a range of solutions to achieve this target, including energy use reduction, energy efficiency and renewable energy technologies.

Suggested change to policy text (in bold): "All new developments should **demonstrate how they meet the carbon reduction requirements set out in Local Plan policy DES10 using a range of techniques and technologies, from energy use reduction to renewable energy generation.**"



### Policy D6 - Sustainable Transport

The Policy requirement to provide for electric vehicle charging points and bicycle parking is supported. However, the requirement for two charging points is considered unnecessary and does not reflect how electric vehicles are used. All electric vehicles have a range of at least 200 miles and the most popular model, the Tesla Model 3 has a range in excess of 300 miles. It is rare for people to travel more than 200 miles every day on normal day-to-day business.

There is evidence that the average daily length of a journey per car was 20 miles in 2019 (see <https://www.nimblefins.co.uk/cheap-car-insurance/average-car-mileage-uk>) as a result, there is no need to charge a vehicle every night and so a household with two electric vehicles, or even three, will not need two charging points.

Suggested change to policy text (in bold): “All new **housing** development should provide

- a. **at least one electric vehicle charging point,**
- b. secure bicycle storage in accordance with...”

### Policy HS1 - Site Allocations

This Policy is supported. However, in order to ensure clarity, those sites that have been completed, or have planning permission and have started, should not be allocated.

### Policy HS9 Land to the east of Church Farmhouse

This site allocation is supported. As the owners and promoters of the site we can confirm that the site is available and deliverable, and can accommodate 30 dwellings and a car park.

In terms of the site specific requirements, Criterion C seeks to restrict the development to one access to serve both the housing and the car park. However, we consider that the access solution should be determined in relation to highway safety and traffic flow considerations and justified by the Transport Assessment that would accompany the application. There may also be design considerations that would warrant a difference approach.

Accordingly, the Policy should be reworded to allow for the most appropriate solution to be determined through the Transport Assessment process.

The plan accompanying the allocation shows the replanted hedge on the northern boundary of the site as Green Space (yellow key annotation). For clarity, we consider that this should be described as hedgerow replanting, so as not to be confused with Green Spaces formally identified by Figure 9.ii.

Accordingly, the Policy should be reworded to allow for the most appropriate solution to be determined through the Transport Assessment process.

We support the Parish Council’s wish that the housing will be marketed to residents that meet the local connection criteria for a period of three months.

Suggested changes to policy text (in bold): “c. **The most appropriate access solution(s) for the site and car park shall be determined by the Transport Assessment as well as the objective of achieving good design.**”





Suggested changes to Map 12viii: delete 'Green Space' and replace with "**Existing Native hedgerow replanted and enhanced.**"

**Policy ES2 Church Farm (Employment)**

This Policy is supported. As the owners and of the site we can confirm that the site is available and deliverable. The Plan accompanying the allocation shows the new hedgerow to be planted on the southern edge of the site as green space. for clarity we consider this should be described as new native hedgerow planting.

Suggested changes to Map 12.xi "delete 'Green Space' and replace with "**Native hedgerow planting.**"

Thank you for allowing us to comment: we would welcome the opportunity to discuss any of the points raised with the Parish Council.

Yours faithfully,

Reuben Bellamy BA (Hons) MA MRTPI  
Planning Director  
Lone Star Land

E: [reuben@lonestarland.co.uk](mailto:reuben@lonestarland.co.uk)

M: 07938581152



## Appendix 1 - Photographs

Photograph from public vantage point, viewpoint 17 (approximately)



Satellite image of viewpoint 17 (approximately)



Photograph from public vantage point of viewpoint 18.



# Response 63

## Respondent Details

Information	
<b>Respondent Number:</b> 63	<b>Respondent ID:</b> 184064846
<b>Date Started:</b> 02/02/2022 11:18:57	<b>Date Ended:</b> 02/02/2022 11:22:09
<b>Time Taken:</b> 3 minutes 12 seconds ██████████	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Organisation

## Your comments

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

Response received via email from SGN.  
Please see attachment.

Q3. You can upload supporting evidence here.
<ul style="list-style-type: none"><li>File: 2022-02-01 SGN.pdf ██████████</li></ul>

## Your details and future contact preferences

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

<b>Title</b>	-
<b>Name</b>	Simon Harkins
<b>Job title (if relevant)</b>	Network Support Assistant
<b>Organisation (if relevant)</b>	SGN
<b>Organisation representing (if relevant)</b>	-
<b>Address line 1</b>	SGN Axis House
<b>Address line 2</b>	5 Lonehead Drive
<b>Address line 3</b>	Newbridge
<b>Postal town</b>	Edinburgh
<b>Postcode</b>	EH28 8TG
<b>Telephone number</b>	-
<b>Email address</b>	simon.harkins@sgn.co.uk

---

**From:** Harkins, Simon <Simon.Harkins@sgn.co.uk>  
**Sent:** 01 February 2022 09:22  
**To:** Planning Policy S&V  
**Subject:** RE: Your comments are invited on the Reviewed Woodcote Neighbourhood Plan

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

---

**\*\*EXTERNAL\*\***

---

Classified as Internal

Good Morning,

I hope you don't mind me communicating my findings through email.

From reviewing the Woodcote Neighbourhood Draft Plan, my only comments at this time are in relation to the housing. Below is a summary of my findings and a bit more information you may find of use.

#### NETWORK OVERVIEW

All sites should be in a location where the gas network is close by, so the initial physical connection to the system should not be a problem.

Gas demand for the site allocations was estimated based on the number of dwellings. This was then added and analysed on our Network Analysis Model. From the review I found that the Intermediate Pressure (IP) and Medium Pressure (MP) tiers of the network are robust in this area and *at this time* the addition of 225 new homes did not pose a risk to the operation of the system or the capacity.

Please note:

- Reinforcement of the existing Low Pressure (LP) network may be necessary to support development on this scale, dependant on the site demand and the final point of connection to SGN's network. This will usually only be known when a connections enquiry/request is made.
- SGN are unable to book capacity and the above assessment does not guarantee the availability of future capacity which is offered on a 'first come, first served basis'.
- The UK Governments plan to stop all domestic connections to the gas network post 2025 was not taken into consideration at this time, however it is worth being aware of this possible new regulation.

#### STATUTORY OBLIGATIONS

Where required, SGN will look to manage the provision of any off-site infrastructure improvements, in line with the overall development growth and / or timescales provided. The full extent of these works will be dependent on the nature and location of the requested load(s), potentially requiring LP reinforcement in addition to that required for the IPMP networks and will only become clear once a developer's request has been received. Reinforcement solutions are likely to involve the provision of a new pipeline in parallel to SGN's existing mains system but may also include the installation of above ground apparatus involving land purchase.

As this is a high-level assessment and response, the information provided is indicative only and should be use as a guide to assist you on your assessment. While information obtained through consultation and / or engagement on Local Development Plans is important to our analysis, it only acts to identify potential development areas. Our principle statutory obligations relevant to the development of our gas network arise from the Gas Act 1986 (as amended), an extract of which is given below:-

Section 9 (1) and (2) which provides that:

## 9. General powers and duties

(1) It shall be the duty of a gas transporter as respects each authorised area of his:-

(a) to develop and maintain an efficient and economical pipe-line system for the conveyance of gas; and  
(b) subject to paragraph (a) above, to comply, so far as it is economical to do so, with any reasonable request for him -

(i.) to connect to that system, and convey gas by means of that system to, any premises; or

(ii.) to connect to that system a pipe-line system operated by an authorised transporter.

(1A) It shall also be the duty of a gas transporter to facilitate competition in the supply of gas.

(2) It shall also be the duty of a gas transporter to avoid any undue preference or undue discrimination -

(a) in the connection of premises or a pipe-line system operated by an authorised transporter to any pipe-line system operated by him; and in the terms of which he undertakes the conveyance of gas by means of such a system.

SGN would not, therefore, develop firm extension or reinforcement proposals until we are in receipt of confirmed developer requests.

As SGN is the owner and operator of significant gas infrastructure within the area and due to the nature of our licence holder obligations;

- Should alterations to existing assets be required to allow development to proceed, such alterations will require to be funded by a developer.
- Should major alterations or diversions to such infrastructure be required to allow development to proceed, this could have a significant time constraint on development and, as such, any diversion requirements should be established early in the detailed planning process.

SGN would therefore request that, where the Council are in discussions with developers via the Local Plan, early notification requirements are highlighted.

Additionally, SGN are aware of the advances being made in renewable technologies, especially those related to the production of biomethane. Should any developer be proposing to include such technology within their development, then we would highlight the benefits of locating these facilities near existing gas infrastructure. Again, where the Council are in discussions with developers via the Local Plan, we would hope that these early notifications requirements are highlighted.

Any questions please let me know.

Kind regards,

**Simon Harkins**

**Network Support Assistant, Long Term Strategy**

T: +44 (0) 131 469 1804 (Internal: 31804)

E: [simon.harkins@sgn.co.uk](mailto:simon.harkins@sgn.co.uk)

SGN, Axis House, 5 Lonehead Drive, Newbridge, Edinburgh, EH28 8TG

[sgn.co.uk](http://sgn.co.uk)

Find us on [Facebook](#) and follow us on Twitter: [@SGNgas](#)



Smell gas? Call 0800 111 999

[Find out how](#) to protect your home from carbon monoxide

# Response 64

## Respondent Details

Information	
<b>Respondent Number:</b> 64	<b>Respondent ID:</b> 184068564
<b>Date Started:</b> 02/02/2022 11:53:19	<b>Date Ended:</b> 02/02/2022 12:06:16
<b>Time Taken:</b> 12 minutes 57 seconds ████████████████████	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Organisation

## Your comments

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

Response received via email from CPRE.  
Please see attachment.

Q3. You can upload supporting evidence here.
<ul style="list-style-type: none"><li>File: 2022-02-01 CPRE.pdf ██████████</li></ul>

## Your details and future contact preferences



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

<b>Title</b>	Prof.
<b>Name</b>	Richard Harding
<b>Job title (if relevant)</b>	Chairman
<b>Organisation (if relevant)</b>	CPRE Oxfordshire
<b>Organisation representing (if relevant)</b>	-
<b>Address line 1</b>	CPRE Oxfordshire
<b>Address line 2</b>	20 High Street
<b>Address line 3</b>	-
<b>Postal town</b>	Watlington
<b>Postcode</b>	OX49 5PY
<b>Telephone number</b>	-
<b>Email address</b>	administrator@cpreoxon.org.uk



The countryside charity  
Oxfordshire

Campaigning to protect our rural county

CPRE Oxfordshire  
20 High Street  
Watlington  
Oxfordshire OX49 5PY

Tel: 01491 612079  
[campaign@cpreoxon.org.uk](mailto:campaign@cpreoxon.org.uk)  
cpreoxon.org.uk

Via email: [planning.policy@southandvale.gov.uk](mailto:planning.policy@southandvale.gov.uk)

Planning Policy  
South Oxfordshire District Council  
135 Eastern Avenue  
Milton Park  
Abingdon  
OX14 4SB

31<sup>st</sup> January 2022

To Whom It May Concern

### **Woodcote Neighbourhood Plan Review – consultation response**

1. The Oxfordshire Branch of The Campaign to Protect Rural England (CPRE) works to improve, protect and preserve the landscape of Oxfordshire and its towns and villages for the benefit of everyone.
- 2.2 CPRE believes that the protection of Oxfordshire's Green Belt and Areas of Outstanding Natural Beauty (AONBs) is fundamental to environmental, economic and social well-being and sustainability.
- 2.3 We note, and fully endorse, the National Planning Policy Framework (NPPF) requirement that:
  - i. requires planners (paragraph 11) to protect areas of particular importance by restricting the scale of development in the areas designated as an Area of Outstanding Natural Beauty or Green Belt; and
  - ii. requires that planning policies contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes. Specifically:
    - Para. 175. Plans should allocate land with the least environmental or amenity value;
    - Para. 176. Great weight should be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The scale and extent of development within all these designated areas should be limited;
    - Para. 177. When considering applications for development within Areas of Outstanding Natural Beauty, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that there is a need for the development that cannot be met elsewhere in the area, that the cost of meeting the need elsewhere cannot be justified and that the detrimental effect on the landscape cannot be satisfactorily moderated.



- 2.4 We further note, and endorse, the strategic policy ENV1 in the South Oxfordshire Local Plan 2013-35 (SOLP35) that requires ‘the highest level of protection to be given to the landscape and scenic beauty of the Chilterns AONB, that development in an AONB or affecting the setting of an AONB will only be permitted where it conserves, and where possible, enhances the character and natural beauty of the AONB; and that development in an AONB will only be permitted where it is appropriate to the economic and environmental wellbeing of the area or promotes understanding or enjoyment of the AONB’.
- 2.5 Woodcote is wholly surrounded, and washed over, by the Chilterns AONB. As such, both the NPPF and the SOLP35 require the highest level of protection of the landscape. Despite this the SOLP35 allocates (Policy H4) 225 new homes to the village producing a net increase over the plan period of over 22%.

This major development of the village and intrusion into the AONB is obtained by applying the same arithmetic increase to all the ‘larger’ villages in South Oxfordshire be they within the AONB or not.

It is the view of the CPRE that such an approach does not comply with either the NPPF requirement nor the SOLP35 policies protecting the landscape of the Chilterns AONB, given that South Oxfordshire District Council has not provided any objective evidence of the need for new homes in the parish, of an important economic need that cannot be met elsewhere, or that the wider new homes requirement could not be met elsewhere in locations outside the AONB.

- 2.6 We also note the Chiltern Conservation Board’s objections to the SOLP35 housing allocations in the AONB. Their submission to the consultation strongly criticised the lack of a case for a ‘*mathematically-derived village growth percentage*’ in the absence of evidence of exceptional circumstances or public interest. The submission notes that:
- i. the NPPF is clear that LPAs should allocate land with the least environmental or amenity value (NPPF para 175) which will mean avoiding land in the AONB or its setting;
  - ii. the Council has a statutory duty under the Countryside and Rights of Way Act 2000 (section 85) to have regard to the purpose of conserving and enhancing the natural beauty of the Area of Outstanding Natural Beauty; and
  - iii. The NPPF paragraph 176 not only instructs that “*Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues*’ but also requires that “*The scale and extent of development within these designated areas should be limited*”.
- 2.7 To be made the draft Woodcote Neighbourhood Plan must, among other Basic Conditions, be in general conformity with the strategic policies contained in the SOLP35. However, conforming with the strategic policy H4, which allocates 225 new homes to Woodcote conflicts with the requirement



to conform to strategic policy ENV1 which requires, in the absence of a proven need that cannot be met elsewhere, the highest level of protection to be given to the landscape of the AONB.

- 2.8 We note that the tension between these two strategic policies was recognised by the Examiner of the Goring Neighbourhood Plan, the only other of the 'larger' villages in South Oxfordshire in a similar situation to Woodcote within the AONB. The Examiner did not consider that 'a settlement that is surrounded by AONB countryside (and indeed swept over by the AONB) must be treated in the same way as one that is not. Rather it is contrary to the national importance of AONBs to say that a settlement entirely within an AONB that contains x% of a district's population must provide x% of the new housing. This is recognised in paragraph 5.30 of the emerging Local Plan<sup>1</sup>.
- 2.9 We note the considerable over-allocation of new homes (some 4-5000) in the SOLP35 and regret the loss of greenfield land in, and the impact on the landscape of, the additional development proposed in the updated Woodcote Neighbourhood Plan. However, we support the proposal for limited development (less than 60 new homes – an overall total of some 160 over the plan period) in Woodcote given that the proposal is for small to medium sites, either brownfield or on the periphery and contiguous with the edge of the village which make efficient use of land whilst protecting the special landscape of the AONB.

The plan provides a careful, evidence-based, judgement to reconcile the tension between SOLP35 policies H4 and ENV1 whilst meeting the NPPF requirement to enhance and conserve the AONB.

Yours faithfully

Prof. Richard Harding  
Chairman  
CPRE Oxfordshire

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<sup>1</sup> Now paragraph 4.28 of SOLP35, the adopted Local Plan

# Response 65

## Respondent Details

Information	
<b>Respondent Number:</b> 65	<b>Respondent ID:</b> 184070134
<b>Date Started:</b> 02/02/2022 12:07:38	<b>Date Ended:</b> 02/02/2022 12:09:26
<b>Time Taken:</b> 1 minute 48 seconds [REDACTED]	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Organisation

## Your comments

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

Response received via email from Oxfordshire County Council.  
Please see attachment.

Q3. You can upload supporting evidence here.
<ul style="list-style-type: none"><li>File: 2022-02-01 OCC.pdf [REDACTED]</li></ul>

## Your details and future contact preferences

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

<b>Title</b>	-
<b>Name</b>	Sarah Steere-Smith
<b>Job title (if relevant)</b>	Planner
<b>Organisation (if relevant)</b>	Oxfordshire County Council
<b>Organisation representing (if relevant)</b>	-
<b>Address line 1</b>	Oxfordshire County Council
<b>Address line 2</b>	County Hall
<b>Address line 3</b>	New Road
<b>Postal town</b>	Oxford
<b>Postcode</b>	OX1 1ND
<b>Telephone number</b>	-
<b>Email address</b>	Sarah.Steere-Smith@Oxfordshire.gov.uk

**OXFORDSHIRE COUNTY COUNCIL'S RESPONSE TO THE FOLLOWING  
CONSULTATION:**

**District:** South Oxfordshire

**Consultation:** **Woodcote Submission Neighbourhood Plan 2013-2035**

---

**This report sets out Oxfordshire County Council's view on the Woodcote  
Submission Neighbourhood Plan 2013-2035**

**Annexes to the report contain officer advice.**

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Thank you for your email of 14<sup>th</sup> December inviting comment on the Woodcote  
Submission Neighbourhood Plan.

We understand these comments will be forwarded to an independent examiner.

We note the withdrawal of site WNP2-33 Goats Gambol for allocation in this  
Submission Neighbourhood Plan.

We wish to be kept informed of any decisions relating to this Neighbourhood Plan.

Detailed officer comments are set out in Annex 1.

**Officer's Name:** Sarah Steere-Smith

**Officer's Title:** Planner

**Date:** 24 January 2022

---

**ANNEX 1**  
**OFFICER ADVICE**



**District:** South Oxfordshire District Council  
**Consultation:** Woodcote Neighbourhood Plan 2013 – 2035 (Submission Document)  
**Team:** Strategic Planning Team  
**Officer's Name:** Sarah Steere-Smith  
**Officer's Title:** Planner  
**Date:** 24<sup>th</sup> January 2022

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## Strategic Comments

### Key Points

- Woodcote Primary School
- Policy HS8: Beechwood Court – Policy wording strongly recommended

### Woodcote Primary School

Page 58, section 13.4 of the draft Neighbourhood Plan states: *'The consultations for this Neighbourhood Plan revealed great concern about the poor state of the buildings of Woodcote Primary School. It is recommended that the Parish Council lend its weight to that of the governors of the school to effect urgent improvements or build a new school.'*

We responded to this paragraph in our regulation 14 consultation response: *'The condition of school buildings is a delegated item and therefore the responsibility of the Governing Body.'*

In the Neighbourhood Plan Consultation Report, on page 34, the Parish Council responded to our comment with this comment: *'Woodcote Parish Council accept this comment but note the dangerous condition and possibility of injury to a child of the school buildings'*.

The County Council reiterates that it is the school governors who have responsibility for repairing the school, as part of their delegated responsibility. They are aware it is their responsibility to identify and organise their own repairs and if they need help with this, then they can contact the County's Property Team or employ professional services themselves.

### Policy HS8: Beechwood Court proposed allocation

Woodcote Highways Depot is adjacent to Beechwood Court and forms part of a strategically important Council Highways salt depot, which especially during winter months, could potentially be operational 24 hours a day, creating significant amounts of noise and traffic movements which could be detrimental to any neighbouring residential properties.

Our Estates Team's response to the regulation 14 consultation included additional wording to be added to site allocation policy **HS8: Beechwood Court**, (site

reference WNP2-09). This additional wording has not been included in the policy wording nor in the supporting text. The reason for not making the suggested wording change has not been addressed in the consultation report.

**Oxfordshire County Council still strongly recommend that the amendments suggested in our Estates response on page 8 of this document, are made to allocation policy HS8: Beechwood Court and that the supporting text is clarified.**

Please see further comments on this in the OCC Estates response on **pages 7-8 of this document.**

**District:** South Oxfordshire District Council  
**Consultation:** Woodcote Neighbourhood Plan 2013 – 2035 (Submission Document)  
**Team:** South & Vale Infrastructure Locality  
**Officer's Name:** Edward Masterson-Cox  
**Officer's Title:** Transport Planner  
**Date:** 19<sup>th</sup> January 2022

---

## **Transport Comments**

Ongoing consideration of OCC's Parking Design Standards is welcomed.

Cycling and walking and road safety being promoted in "The Vision" [page 7] is welcomed.

pp. 20-22:

Traffic and Transport Policies

"Pedestrian safety; speeding and parking" is highlighted as a core objective and focus. Acknowledgement of / intention to comply with 20mph speed limits as the new norm for new developments and residential areas will be beneficial to their aims.

- Oxfordshire County Council cabinet members [voted to promote 20mph speed limits county-wide](#) [105/21] on 19 October 2021. See also this website [Requesting 20mph | Oxfordshire County Council](#)

Page 40:

Streets to accommodate on-street parking...

Please reference in accordance with Oxfordshire County Council's new [Street Design Guide](#).

Page 58:

"main general concerns about speeding cars in the village"

See comments above regarding 20mph standard speed limits in Oxfordshire.

**District:** South Oxfordshire District Council

**Consultation:** Woodcote Neighbourhood Plan 2013 – 2035 (Submission Document)

**Team:** Sufficiency & Access

**Officer's Name:** Nicola Jones

**Officer's Title:** Senior Officer

**Date:** 10-1-2022

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## **Education Comments**

- The name of the school is Langtree School not Langtree Academy, this is not consistent in the document.

**District:** South Oxfordshire District Council  
**Consultation:** Woodcote Neighbourhood Plan 2013 – 2035 (Submission Document)  
**Team:** Oxfordshire County Council Estates & Strategy  
**Officer's Name:** Mavis Morgan  
**Officer's Title:** Head of Estates  
**Date:** 12<sup>th</sup> January 2021

---

## **Estates Comments**

Oxfordshire County Council (OCC) Estates is grateful for the opportunity to comment on the Woodcote Neighbourhood Plan Submission Document.

OCC Estates has previously submitted comments on the draft submission version of the Neighbourhood Plan in May 2021 specifically in relation to one of the proposed submitted sites, ref. WNP2-09, Policy HS8: Beechwood Court. In that response it was suggested that additional text be added to the policy which related to protecting the amenities of future occupiers of the development.

Copied below is that original consultation response with the justification for the additional text;

“OCC owns the Woodcote Highways Depot located on Long Toll Road, which lies adjacent to Beechwood Court which is currently allocated for residential development within the Neighbourhood Plan draft (Policy HS8: Site Ref WNP2-09). The Highways Depot forms part of a strategically important Council Highways salt depot, which especially during winter months, could potentially be operational 24 hours a day, creating significant amounts of noise and traffic movements which could be detrimental to any neighbouring residential properties. Hence its location currently far from any such existing developments (the housing development on the former bus depot opposite was permitted recently).

Paragraph 182 of the NPPF states:

*“Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or ‘agent of change’) should be required to provide suitable mitigation before the development has been completed”.*

OCC Estates would therefore express concern at the allocation of site ref. WNP2-09 at Beechwood Court, given that it should be considered an unsuitable location for residential development due to the existing neighbouring use. In the event that this site is allocated and subsequent residential permission is granted, paragraph 182

outlined above indicates that it should be the responsibility of the applicant to cover the costs of the likely mitigation works required to make the development proceedable.

Given the clarity provided on this matter in the NPPF it is clear that the policy should provide for the mitigation of noise and other disturbance that may emanate from the adjacent depot site. At present the policy does not make any provision for such mitigation. This has the potential to lead to amenity issues at a later date. Were the developers of the site to proceed to convert the buildings under permitted development rights (eg class O of the GPDO) then class O2 (1) (e) provides for reserving prior approval rights over noise impacts so this issue is highly pertinent to office conversions.

Therefore, the policy should be re-worded to state (new text in red):

**Site WNP2-09 is allocated for 14 dwellings, subject to the following site-specific requirements:**

- a. the development will occupy the blue shaded area edged in black shown on Map 12.vii.**
- b. the existing offices will be converted into 1 or 2 bed flats.**
- c. vehicular access to the site will be from Long Toll.**
- d. mitigation measures to address amenity impacts (including acoustic, light spill and visual) will be provided as part of the application proposals to convert the offices in order to fully mitigate the effects of the operation of the adjacent Highways Depot"**

It is noted that this additional text, or similar wording, has not be added to the policy text and nor has the reason for this been addressed in the consultation report.

OCC still strongly recommend that the above amendments be made to the policy, and that the explanatory supporting text be clarified, to advise any potential developers that it will necessary to ensure the development has sufficient acoustic mitigation etc so that the issues of potential noise and disturbance from the (sometimes 24 hour in winter time) operation of the adjacent highway depot is factored into their plans at an early stage.

**District:** South Oxfordshire District Council  
**Consultation:** Woodcote Neighbourhood Plan 2013 – 2035 (Submission Document)  
**Team:** Archaeology  
**Officer's Name:** Steven Weaver  
**Officer's Title:** Planning Archaeologist  
**Date:** 11/01/2022

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## **Archaeology Comments**

The plan sets out an appropriate policy (policy E2) for dealing with historic environment assets.

We therefore have no further comments to make on this plan.

# Response 66

## Respondent Details

Information	
<b>Respondent Number:</b> 66	<b>Respondent ID:</b> 184070321
<b>Date Started:</b> 02/02/2022 12:09:43	<b>Date Ended:</b> 02/02/2022 12:14:15
<b>Time Taken:</b> 4 minutes 31 seconds [REDACTED]	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Agent

## Your comments

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

Response received via email from Pro Vision on behalf of Woodcote Properties Ltd.  
Please see attachment.

Q3. You can upload supporting evidence here.
<ul style="list-style-type: none"><li>File: 2022-02-01 Pro-Vision Woodcote Properties.pdf [REDACTED]</li></ul>

## Your details and future contact preferences



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# **WOODCOTE NEIGHBOURHOOD DEVELOPMENT PLAN 2013-2035**

## **CONSULTATION REPRESENTATION**

Prepared by Pro Vision on behalf of Woodcote Properties Ltd

January 2022

**CONSULTATION REPRESENTATION**

WOODCOTE NEIGHBOURHOOD DEVELOPMENT PLAN 2013-2035

PROJECT NO. 51172

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## 1.0 Introduction

- 1.1 This representation is made on behalf of Woodcote Properties Ltd and relates to the submission version of the revised Woodcote Neighbourhood Development Plan (WNDP2), which is currently undergoing consultation by South Oxfordshire District Council (SODC).
- 1.2 At the outset, the submission version of the WNDP2 recognises the housing requirement set within Policy H4 of the Local Plan for 225 homes, or an additional 115 new homes over the existing allocations and commitments since 2011. However, at the top of page 2, WNDP2 proposes a lower number of housing consisting of allocations for only an additional 53 homes over the plan period. This is said to be justified as the village is within the Chilterns AONB and following completion of a Landscape and Visual Impact Assessment (LVIA). However, we note that the LVIA was undertaken by three members of the Parish Council and Neighbourhood Plan advisory group late in 2020. Importantly this was after the Public Exhibitions held in February 2018 and October 2019 where the preferred site options were presented for comment by the community. Further, we note that whilst a review of the LVIA has been undertaken, this was not completed until May 2021, i.e. too late to have informed the preparation of the WNDP2 which was by that stage prepared and being consulted upon. **We have significant concerns regarding the preparation of this plan and its ability to meet the Basic Conditions.**
- 1.3 Figure 2.i outlines the plan development process, and we note that “Identify Housing Need” was included. Paragraph 66 of the National Planning Policy Framework states that *“Once strategic policies have been adopted, these figures should not need re-testing at the neighbourhood plan examination, unless there has been a significant change in circumstances that affects the requirement”*. The submission plan does not make it plain what significant change of circumstance was considered to have arisen to warrant re-looking at the identified housing need, however, we note from the summary provided under section 2.2 on page 4, that data from before the Adoption of the Local Plan was used to establish the housing need. We considered that there has been no change in circumstance that affects the housing requirement allocated to Woodcote through Policy H4. **The failure of the WNDP2 to adhere to the housing requirement set within a recently adopted Strategic Policy is clearly inconsistent with the approach set by the Framework, is not in conformity with the Development Plan and fails to meet the Basic Conditions.**

- 1.4 On behalf of Woodcote Properties Ltd, we have consistently submitted representations to Woodcote Parish Council expressing concerns regarding the proposed housing target which does not conform to the Development Plan and urging the Parish Council and its Neighbourhood Planning advisory group to consider fairly and transparently promoted sites. Concerns have been raised regarding the lack of transparency surrounding the Parish Council's approach to site selection and engagement with the community over promoted sites – for example, Woodcote Properties Ltd site at Wood Lane has not been part of any consultation as a potential site, the community have only been presented with information as to why the site is regarded as unsuitable. This is not within the spirit of Neighbourhood Planning. The concerns raised have not been resolved in our opinion. **The Plan now before the Council fails to propose sufficient sites for allocation for housing development within the village of Woodcote and so fundamentally fails to address the identified housing need, as identified by SODC in the recently adopted Local Plan (the Local Plan) and so fails to meet the Basic Conditions.**
- 1.5 This representation assesses the WNDP2 housing strategy and its approach to the sites allocated within the submission plan, as well as commenting on the proposed policies of the WNDP2, along with commentary on the accompanying evidence base. We conclude that the WNDP2 fails to meet the basic conditions and should proceed no further.
- 1.6 If WNDP2 does proceed to Examination, Woodcote Properties Ltd would welcome the opportunity to participate further, including at an Examination Hearing, should one be deemed necessary.

## 2.0 WNDP2 Housing Strategy and Housing Need Assessment

- 2.1 The WNDP2 sets out its approach towards housing at Section 10.2, in which it states that the strategy is directed towards *“improving the sustainability of Woodcote as a demographically mixed and balanced community”* and is based on the results of the Housing Needs Assessment (version 3, July 2021).
- 2.2 This places a high priority on family-sized dwellings to address identified imbalances, including:
- Three bed family homes for private purchase;
  - Affordable housing for rent or shared ownership; and
  - Smaller one and two bed dwellings for residents to downsize.
- 2.3 Low priority is given to larger four or five bed dwellings.
- 2.4 In setting out this strategy, Section 10.3 identifies the housing goals and objectives of the WNDP2, which are to be realised by a set of policies that *“conform to and develop the relevant policies in the South Oxfordshire District Council Local Plan”*. We consider this is not the case, as explained below.
- 2.5 The SODC Local Plan was adopted on 10 December 2020 and covers the period 2011 – 2035. Local Plan Policy H4 is of particular relevance as it relates to ‘Housing in the Larger Villages’, which Woodcote is identified as being. The Local Plan proposes 15% growth in ‘Larger Villages’. This figure has been calculated using the existing housing stock as it was in 2011.
- 2.6 The Local Plan identifies that the Larger Villages have already collectively delivered 14% growth in housing based on completed dwellings between 1 April 2011 and 31 March 2020. The Local Plan therefore sets out a positive plan for future growth over the remainder of the plan period.
- 2.7 Supporting paragraph 4.18 states that development in Larger Villages should be *“proportionate, appropriate and dependent on existing infrastructure”*, where *“the most appropriate mechanism for delivering housing in larger villages is by preparing a Neighbourhood Development Plan and allocating development sites”*.

- 2.8 Local Plan Policy H4 sets out that there is a housing requirement for 115 dwellings within Woodcote. This figure is in addition to the existing committed development of 110 homes, through the current adopted Woodcote Neighbourhood Development Plan 2014 (WNDP1). This results in a total housing requirement for Woodcote of 225 new homes over the Plan period.
- 2.9 However, the WNDP2 only seeks to allocate land for 53 new dwellings, as set out in table 10.i. Housing Numbers. These dwellings are to be delivered across only five sites allocated for housing development.
- 2.10 This figure is significantly lower than the number of new dwellings set out in Local Plan Policy H4 and does not demonstrate conformity with the relevant policies of the Local Plan.
- 2.11 The WNDP2 attempts to justify this figure based on the village's location within the AONB and that development at the level proposed by the Local Plan cannot be accommodated in the village without unacceptable damage to the AONB.
- 2.12 The WNDP2 notes that *"a large majority of residents do not wish to see major new housing developments in Woodcote which would inevitably lead to a significant change in the character of the village and intrusion into the AONB"*. Whilst this point is acknowledged, it does not provide a reason to deviate from the amount of development allocated to the village in the adopted Local Plan, which has been tested at Examination and found to be sound.
- 2.13 The adopted Local Plan established the housing need for the District, which includes an approved distribution strategy for meeting this need. The Local Plan relies upon the delivery of strategic housing allocations and the allocation of smaller housing sites through Neighbourhood Plans.
- 2.14 This includes the provision of additional housing in the Larger Villages, such as Woodcote, to maintain a Five Year Housing Land Supply (5YHLS). Since the adoption of the Local Plan in December 2020, there have not been any significant changes in circumstances that would warrant a departure from the requirement established by the Local Plan for Woodcote to deliver 225 dwellings.



- 2.15 As a result, there is no reasonable justification for such a significant deviation and reduction from the housing requirements set out in Local Plan Policy H4 for Woodcote.

Basic Conditions, National and Local Policy

- 2.16 Under the Town and Country Planning Act 1990 (as amended)<sup>1</sup>, a draft Neighbourhood Plan must meet each of the seven basic conditions prior to being put forward for a referendum and 'made'.
- 2.17 One of the basic conditions is to be *"in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)"*. **The WNDP2 fails to meet this basic condition as it does not allocate a sufficient amount of land for new housing in line with Policy H4 of the Local Plan.**
- 2.18 This deviation also indicates a failure of the WNDP2 to meet another of the basic conditions: *"having regard to national policies and advice contained in guidance issued by the Secretary of State..."*.
- 2.19 The National Planning Policy Framework (the Framework) sets out at paragraph 66 that *"strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identifies housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. **Once strategic policies have been adopted, these figures should not need re-testing at the neighbourhood plan examination, unless there has been a significant change in circumstances that affects the requirement**"* (our emphasis).
- 2.20 In addition, paragraph 29 of the Framework states that *"**neighbourhood plans should not promote less development than set out in strategic policies for the area, or undermine those strategic policies**"* (our emphasis).

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<sup>1</sup> Paragraph 8 (2), Schedule 48.

- 2.21 This is further supported by the Planning Practice Guidance (PPG), which states that *“where the figure is set in strategic policies, **this figure will not need retesting at examination of the neighbourhood plan**”*<sup>2</sup> (our emphasis).
- 2.22 Supporting paragraph 4.19 of Local Plan Policy H4 clearly states that *“this level of growth will support local services and facilities in a sustainable and balanced distribution of development. Where Larger Villages are in the process of preparing a Neighbourhood Development Plan, the delivery of the houses allocated to these villages should be provided for by the Neighbourhood Development Plan”*.
- 2.23 In this regard, the WNDP2 fails to adhere to these requirements.

#### SODC Local Plan Examination

- 2.24 In relation to the Inspector’s report on the Examination of the Local Plan, dated 27 November 2020, it discusses the Plan’s housing requirements, spatial strategy and its approach towards development across the District and constraints such as AONBs. The Inspector’s findings are summarised below:
- *“**There is no reason why meeting the housing requirement should adversely affect the District’s two AONBs** (our emphasis) ... there is no evidence that growth at the scale envisaged would harm the AONBs. In any case, additional development anywhere within the plan area would still need to comply with Policy ENV1 which protects the AONBs, the landscape and the countryside”*<sup>3</sup>
  - *“In evolving the spatial strategy, the Council has considered all other options... The strategy that has been finally selected has innate logic and integrity. It seeks to fulfil important public objectives in delivering development o meet identified needs in a sustainable manner”*<sup>4</sup>.
  - *“The plan justifiably classifies the villages into larger, smaller and other villages and take a proportionate approach towards growth in them”*<sup>5</sup>.

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<sup>2</sup> Paragraph 104 Reference ID: 41-104-20190509.

<sup>3</sup> Paragraph 49.

<sup>4</sup> Paragraph 61.

<sup>5</sup> Paragraph 78.

- *“For the larger villages, the plan proposed 15% growth calculated in the same way as that for market towns. This is a proportionate approach which takes into account the existing size of villages”<sup>6</sup>.*
- *“It is not therefore necessary to modify Policy H4 to provide greater flexibility to deliver homes”<sup>7</sup>.*
- *“Subject to the main modifications... the Plan’s strategic allocations, and its approach towards development in the towns, villages and the countryside, is sound”<sup>8</sup>.*

2.25 The above summary demonstrates that an appropriate housing requirement for Woodcote has been established by SODC through the strategic plan and its evidence base. The Local Plan was independently tested at Examination and found to be sound. The Inspector has also clearly considered the impact of development on the AONB and concluded that there was no evidence that the scale of development envisaged would be harmful. There is therefore no reasonable justification for the WNDP2 to depart from the housing requirement set out in Local Plan Policy H4. The WNDP2 should consequently be found to fail to accord with the basic conditions. The WNDP2 must undergo significant modification to ensure it accords with paragraphs 29 and 66 of the Framework and Local Plan Policy H4, to satisfy the basic conditions set out in legislation, with the starting point being the adoption of the housing requirement of 115 homes.

2.26 As discussed above, it is evident that the question of how much development should be provided in Larger Villages has already been pre-determined through the Local Plan Examination process. Therefore, the WNDP2 should seek to follow this and allocate sufficient sites for housing within the village to meet the identified need and set appropriate neighbourhood policies to guide this development, rather than go against the adopted Local Plan.

#### Housing Needs Assessment

2.27 With reference to the Housing Need Assessment (HNA), prepared by the Neighbourhood Development Plan Advisory Group (NDPAG), this was originally published in March 2020, although an updated version (Version 3, July 2021) has been made available as part of the evidence base for the WNDP2.

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<sup>6</sup> Paragraph 190.

<sup>7</sup> Paragraph 191.

<sup>8</sup> Paragraph 197.

2.28 The HNA sets out that *“an allocation of 225 new homes to a village of some 1000 homes in the AONB represents major development and as such, exceptional circumstances must be proven. To date the Local Planning Authority has not provided any evidence to support this allocation nor any evidence of:*

- *A national need for this development;*
- *Any negative impact of refusing it; nor*
- *That the development cannot be delivered outside the designated area.”*

2.29 In response to these points and reiterating the above, the need for 225 new homes has been established through the Local Plan process and has been found to be sound. That need figure should not need to be questioned or retested at Neighbourhood Plan Stage.

2.30 It is considered that by refusing to accept the Adopted Local Plan, and to allocate the amount of new residential development as set out in the Local Plan, this will have a negative impact on the vitality of the village. The WNDP2 and the HNA both identify that a key goal of the WNDP2 is to redress the age imbalance by encouraging more young families with school age children to move to the village and provide housing to meet local community needs, including a suitable mix of housing types.

2.31 As background to its Housing Policies, the WNDP2 recognises that the population is aging, and that more housing suitable for older persons should be provided. In addition, it is stated that the number of people over the age of 40 has reduced by 19% since 2002. It is stated that this *“threatens the vitality of the community”*. It is also states that *“Woodcote needs more young people and families for the community to retain its age balance, by the current shortage of affordable housing denies young people and families the opportunity to live in the village”*.

2.32 With this background in mind, it is surprising then that the WNDP2 proposes to deliver only 18 additional affordable housing units or just 33% of the additional allocation of 53 units. Three of the allocated sites are too small to deliver affordable housing. Further, we note that the WNDP2 makes no specific provision for older persons housing.

- 2.33 The land at Wood Lane was previously promoted by Woodcote Properties Ltd for around 23 units with 9 units as affordable housing (40%). However, this site was discounted from the process at an early stage without any consideration or public consultation of these benefits.
- 2.34 *The WNDP2 states “house prices are higher in Woodcote than the average for the district which makes it difficult for younger people to get onto the property ladder”<sup>9</sup>. Without the provision of the number of houses allocated, it is clear that the WNDP will fail to achieve its own objectives in respect of older persons housing and increasing the supply of affordable homes.*
- 2.35 In addition, it has been determined through Examination of the Local Plan that the village is capable of accommodating the level of intended growth without harming the AONB.
- 2.36 Further, the HNA sets out that *“a Landscape and Visual Impact Assessment [LVIA] of all the potential development sites showed that the constraints of the AONB mean that the target of 115 houses cannot be met without detriment to the AONB”<sup>10</sup>.*
- 2.37 However, on reviewing the LVIA, which was prepared by three members of Woodcote Parish Council, the summary states that *“the LVIA process is not completely objective and there is an element of subjectivity and judgement. It is possible for two different assessors to reach different conclusions”<sup>11</sup>. Therefore, whilst this version of the LVIA has been reviewed by Landarb Solutions, it is entirely possible than a different assessor may conclude that the allocation of 115 homes would be entirely achievable without harm being caused to the AONB.*
- 2.38 The HNA seeks to provide further justification for departing from the requirements of the Local Plan by commenting on the following: *“Normally, where a Local Authority provides a figure for housing this would be adopt for the Neighbourhood Plan. If the figure is not accepted, it should be challenged through the Local Plan process. Woodcote Parish Council did challenge the... allocation which resulted in the addition of paragraph 4.28...”<sup>12</sup>. This is discussed further below, however we consider that the Parish Council has mis-read the context of Paragraph 4.28. Whilst the paragraph does provide scope to use the evidence base of a Neighbourhood Plan to justify a higher or lower number than that proposed by Table 4f, this was not so as to*

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<sup>9</sup> HNA (2021), pg 3.

<sup>10</sup> HNA (2021), pg 2.

<sup>11</sup> LVIA (2021), pg 173.

<sup>12</sup> HNA (2021), pg 3.

undermine Policy H4. Policy H4 remains the starting point and the WNDP2 should have started out by seeking to allocate sites for 115 dwellings. There is clearly sufficient land available as the promoted site maps confirms. If this were not the case, then there may have been scope to use the evidence base to pursue a lower figure. However, in this case, the Parish Council has remained consistently opposed to the allocation of 115 dwellings for Woodcote, and has sought to use the evidence base to justify its lower requirement rather than try to work with the requirement set. It is for this reason that we say the WNDP2 fails to accord with the basic conditions. The Local Plan Inspector concluded the requirement for Woodcote of 115 (225 total) was sound despite the minor modification to the supporting text at paragraph 4.28 of the plan.

- 2.39 Looking specifically at the findings of the Housing Needs Assessment, the WNDP2 housing requirement of 50-60 homes appears to be justified on the basis that additional dwellings could result in an *“increase in primary school age children to 212-214 with a total population of 2916-2948, which meets the capacity of the primary school. Increasing the number of houses above 60 could result in the primary school not having enough capacity and raise the total population to a level which could attract a pharmacy, jeopardising the viability of the health centre”*.
- 2.40 The HNA notes that allocating sites for 50-60 houses produces additional school age children whilst keeping the population below 3,000. A mix of 10% 1-bedroom, 25% 2-bedroom, 50% 3-bedroom and 15% 4+bedroom houses is recommended, based on the delivery of 50-60 dwellings only.
- 2.41 These conclusions, however, are not definitive and the findings of the HNA demonstrate it does not conclude what infrastructure is necessary to support the additional 115 dwellings required. The HNA does not assess whether such infrastructure could be delivered and/or how such infrastructure could be funded either. Further, through only allocating sites for 53 dwellings, the Parish is unlikely to yield sufficient contributions through S106 and CIL receipts to actually improve the infrastructure within the village, not only to meet the needs of new residents, but to improve the facilities for existing residents also.
- 2.42 Turning to the Infrastructure Delivery Plan, prepared by SODC in April 2020, this considers the District-wide infrastructure requirements arising from the housing requirement. The Plan sets

out at Section 7 that *“it is important to note that the South Oxfordshire Local Plan only includes targets for certain Neighbourhood Plan areas, and the **infrastructure associated with these plans should be reviewed as part of the development or review process to reflect the proposed sites, and in line with national guidance**”* (our emphasis).

2.43 As part of the WNDP2, the Parish Council has not sought to provide in its evidence base any assessment of the infrastructure requirements to support the level of development it sets out, nor has it produced any evidence to state why the infrastructure required to support 115 homes could not be provided.

2.44 SODC’s response to the Consultation Version of the WNDP2<sup>13</sup>, highlighted that, *“as currently drafted, the WNP2 [Woodcote Neighbourhood Plan 2] does not have regard to [NPPF paragraphs 13, 29 and 65<sup>14</sup>] and directly conflicts with Policy H4 of the Local Plan, which is a strategic policy”*. (ref 4).

2.45 In addition, at ref 32, the comments identify that:

*“The NPPF sets out that strategic policies should provide a housing requirement figure for neighbourhood areas and that once the strategic policies have been adopted they should not need re-testing at a Neighbourhood Plan examination.*

*If your intention was to challenge the Housing Requirement Figure set in the Local Plan, this should have been done by means of representations through the Local Plan process, and not through the HNA.*

*The evidence base supporting WNP2 does not demonstrate that Woodcote does not have capacity to accommodate the requirement set out in Policy H4, which has been tested through a Local Plan examination.*

*We therefore advise that further site allocations are necessary to meet the housing requirement for Woodcote as set out in the Local Plan. This is necessary to help ensure the*

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<sup>13</sup> Under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended) dated 14 May 2021.

<sup>14</sup> National Planning Policy Framework 2019.

*plan is in general conformity with strategic policies in the development plan and has regard to national policy and guidance.”*

- 2.46 The HNA is therefore not an assessment of need per se, as it does not actually conclude what level of homes are needed within the Parish. It only provides an assessment of what level of development the Parish Council wishes to provide and be served by the existing infrastructure.
- 2.47 The HNA is itself flawed and was an entirely unnecessary exercise as the housing requirement for Woodcote was independently examined and found to be sound during the Local Plan examination process.
- 2.48 In conclusion, the housing strategy set out in the WNDP2, as informed by the HNA, does not conform with the strategic policies of the development plan or national policy and guidance.
- 2.49 It should therefore only be viewed as constraining the growth and vitality of the village, rather than seeking to boost the supply of new homes and providing sustainable levels of development in the village which contribute to the strategic policies of the Local Plan and the objectives of the Framework. The WNDP2 therefore fails the basic conditions test in this regard.



### 3.0 WNDP2 Evidence Base and Site Allocations

3.1 Supporting paragraph 4.28 of the Local Plan notes that some villages are constrained by factors such as Areas of Outstanding Natural Beauty (AONB). This includes Woodcote, which is wholly within the Chilterns AONB. There is an acknowledgement that as a result, 15% growth may not be fully achievable. The paragraph goes on to require a “*detailed evidence base...to support each Neighbourhood Development Plan and its assessment of capacity...*”.

3.2 The core documents relating to WNDP2 comprise the following:

- Consultation Statement;
- Basic Conditions Statement;
- HRA Screening Statement;
- Sustainability Appraisal;
- Significance Statement; and
- Equality Impact Statement.

3.3 This is further supplemented by supporting evidence, including a Preliminary Ecological Appraisal, Housing Need Assessment, Local Green Space Assessment, Landscape and Visual Impact Assessment, Protected Views Assessment, Scoping Report, Settlement Boundary Definition, ‘What is Major Development in an AONB?’ note and a Biodiversity Report.

3.4 Having reviewed these documents, we consider these do not provide a ‘detailed evidence base’ or sufficient justification of grounds to allow for a lower housing allocation in Woodcote, especially since the Local Plan and its evidence base were found to be sound at Examination and the Local Plan was adopted in December 2020.

3.5 The Consultation Report acknowledges the Planning Policy Team at SODC and two responses from an agent objected to the failure to allocate sufficient land to meet the housing requirement set by the Local Plan.

3.6 In Section 4.2.7 of the Consultation Report, under the heading ‘General Conformity’, Woodcote Parish Council state that the WNDP2 supports both the principle of policy H4 by allocating sites for additional new homes while supporting the principle of protecting the

landscape of the AONB. It seeks to justify the difference between the amount of housing allocated in the WNDP2 and difference between the requirement set out in the Local Plan by stating that it constitutes some 0.2% of the total 30,000 new homes required across the District, which equates to a 'trivial amount'. Whilst we note that the percentage doesn't change dramatically, 0.2% is based on 53 dwellings not the allocation of 115 dwellings which is 0.4%. However, the allocation of 115 dwellings to Woodcote is not trivial when the adopted Spatial Strategy relies upon small scale allocations in the larger villages.

3.7 Further, the allocation of new homes to Woodcote is not trivial when that allocation is to promote sustainable development in rural areas in line with the Framework in order to maintain the vitality of this community. We consider that the dismissive approach of the Local Plan and its Policy H4 allocating 1115 dwellings to Woodcote undermines the approved distribution strategy for meeting the level of housing need across the District and therefore the aims of Local Plan Policy H4. The WNDP2 housing strategy therefore does not accord with paragraph 29 of the Framework.

3.8 We consider it relevant too that if Woodcote Parish is allowed to depart from the Local Plan so soon after its adoption, this potentially sets a precedent for other Neighbourhood Plans to do similar if they too consider the figure allocated by the District is too high. This will further threaten the spatial strategy and the housing land supply within the District.

3.9 The Basic Conditions Statement prepared by the Parish Council further seeks to justify the reduced numbers of housing. It does this by setting out that in respect of Local Plan Policy H4, the allocation of a 15% increase on the 2011 housing level, in addition to the allocation in the previous Core Strategy to each of the 'Larger Villages', irrespective of their location, runs counter to both the requirements of the Framework, the Vision presented in the South Oxfordshire Local Plan 2035 (SOLP35) and SOLP35 strategic policies (including STRAT1 and ENV1), as it ignores factors such as the location of villages within the AONB.

3.10 The Parish Council state:

*"For Woodcote this produces an additional 225 houses (an increase of some 22% in total). Subtracting the allocations in the first neighbourhood plan and windfall development since 2011 the net requirement is an additional 115 houses to be allocated in this revised*

*neighbourhood plan. The WNP2 allocates fewer new homes than required by policy H4 of the SOLP35”.*

3.11 It is considered in the Statement that *“the WNP2 can only achieve this increase in housing with sites on the periphery of the village that intrude into and result in the loss of greenfield land in the AONB. It is, therefore, necessary to achieve a balance between the need to protect the AONB (policy ENV1) and the requirement to accommodate additional housing (policy H4)”.*

3.12 This remains the same argument that Woodcote Parish Council presented during the Local Plan Examination, which was not supported by the findings of the Inspector, who concluded at paragraph 190 of the Inspector’s Report, dated 27 November 2020 that:

*“For the larger villages, the Plan proposes 15% growth calculated in the same way as that for the market towns. This is a proportionate approach which takes into account the existing size of the villages. The overall requirement of 499 homes, and the residual requirements, are set out in Policy H4: Housing in the larger villages. MM26 updates the figures in the policy and the accompanying table to take into account revised capacities and completions. The requirement is now 257 homes.”*

3.13 As identified in Section 2, Local Plan Policy H4 sets out the housing requirement for Woodcote as being 115 homes, which has been independently assessed and found to be sound.

3.14 The Sustainability Appraisal identifies that all options for development require intrusion into the AONB and that the option of locating new development across a small number of sites (5-7) within the parish is appraised as *“the least damaging to sustainability”*. However, as previously noted but highlighted again for clarity, the Inspector concluded when assessing the Local Plan that ***“There is no reason why meeting the housing requirement should adversely affect the District’s two AONBs”*** (our emphasis).

3.15 It is noted that a Statement of the Significance of the changes to the Neighbourhood Plan has been provided by Woodcote Parish Council, which aims to justify the reduction in number of allocated dwellings proposed by seeking to *“achieve a balance between the requirement to conserve and protect the AONB whilst finding sites for new homes.”*

- 3.16 Whilst this balance may seek to conserve and protect the AONB, the fact still remains that the WNDP2 is not in conformity with the Local Plan and goes against the basic conditions tests.
- 3.17 With respect to the supporting documents of the WNDP2 not previously discussed, the Scoping Report notes that the *“there is not enough space within the built-up area of the parish to accommodate new housing thus all developments will be an intrusion into the undeveloped areas of the AONB and the habitats therein. It is apparent, therefore, that the Neighbourhood Plan is a unique opportunity both to limit the negative impact of such development and, where possible, improve matters”*.
- 3.18 Again, this argument fails to take account of the Inspectors’ conclusions in relation to the housing requirements in ‘Larger Villages’ and the fact that it is considered achievable that housing development can be accommodated without affecting the AONB. In addition, all development proposals would have regard to Local Plan Policy EV1, which provides a framework for the protection of the AONB.
- 3.19 The ‘What is Major Development in an AONB?’ note simply reiterates national planning policy and guidance in terms of what constitutes major development in an AONB. Case Law has held that whether an individual proposal is major development is a matter for the decision maker and that there are various factors to be considered in determining this.
- 3.20 Each site for development should be assessed individually in terms of its impact on the AONB landscape. The notes itself fails to provide detailed evidence to show why Woodcote, as a larger village, cannot meet its housing requirements in line with the Local Plan.
- 3.21 It is apparent that the WNDP2 and its evidence base is reliant on Woodcote’s location within the AONB as the overriding reason for the Submission Plan failing to allocate sufficient sites for housing to meet the requirements of Local Plan Policy H4. However, it is clearly possible to accommodate the level of housing requirement in Woodcote whilst respecting the AONB landscape and character of the village, as has been discussed earlier in this representation. We reiterate that individual proposals will need to demonstrate good design and accord with other adopted policies including Local Plan policy ENV1.

3.22 In summary, the evidence base is considered to be lacking in both detail and substance and fails to reflect the conclusions of the evidence base available and which has already tested as part of the Local Plan Examination. The WNDP2 fails to meet the basic conditions in this regard.

#### Allocated Sites in the WNDP2

3.23 In relation to the five sites allocated for housing development within the WNDP2, these include the following:

- WNP1-19 The Smallholding, Land at the end of Wood Lane (9 dwellings)
- WNP2-02 Land behind Yew Tree Farmhouse 1 (5 dwellings)
- WNP2-03 Land behind Yew Tree Farmhouse 2 (4 dwellings)
- WNP2-09 Beechwood Court (14 dwellings)
- WNP2-30 Church Farm (30 dwellings)

3.24 Sites WNP2-02 and 03 (Land behind Yew Tree Farmhouse) have no road frontage and would need to be accessed via a narrow track off Behoes Lane, where there is very limited, if any, scope for widening it. The WNDP2 include no transport assessment or evidence to confirm how an access to these allocated sites would be delivered.

3.25 The Major Development in the AONB note states: *“the location of the development relative to the built up area is critical in assessing whether an application is major. If the site is enclosed within the built area it is unlikely to have a significant impact on the AONB”<sup>15</sup>.*

3.26 Therefore, it is not clear why the WNDP2 has included WNP2-09 (Beechwood Court) for allocation, given this is much more disconnected from the ‘built area’ than other sites which have been promoted for housing development, but which have been discounted by the Parish Council’s LVIA and therefore excluded from the WNDP2. In respect of the Wood Lane site, this lies next to a site allocated already in WNDP1, yet the remaining half of the site has been illogically discounted.

3.27 Following the assessment of sites, there appears to be no reasonable logic to why some sites have been allocated in the WNDP2 and why others have been excluded. It has been identified that some of the allocated sites would have a potential impact on the AONB and are located

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<sup>15</sup> Section 4.3, Page 5.

on land disconnected from the main built up area of the village, and two have accessibility issues which do not appear to have been investigated. There is therefore concern that not only has an insufficient number of homes been allocated against the planned requirement, but of the 53 new homes allocated through WNDP2, there could be deliverability issues further widening the shortfall.

- 3.28 In summary, the housing allocations of the WNDP2 should be reviewed with the aim of allocating additional sites, such as the land at Wood Lane so the WNDP2 is able to meet the Local Plan requirements and satisfy the Basic Conditions.

## 4.0 Other WNDP2 Policies

4.1 Since the Consultation Version of the WNDP2 in May 2021, very little has changed with regard to the policies contained within the Submitted Plan. The submission version of the WNDP2 still includes a number of policies that are not in general conformity with the strategic policies of the Local Plan.

4.2 WNDP2 Policy H1 Number of New Homes states that *“planning permission will be granted for a minimum of 129 new homes to be built in Woodcote in the period to 31<sup>st</sup> March 2035 on the sites specifically allocated in the Woodcote Neighbourhood Plan”*. This policy has been reduced from 133 new homes down to 129 for the Consultation version of the WNDP2 (with the removal of Goats Gambol) and remains unnecessarily restrictive, indicating that any housing not on sites specifically allocated may not be considered for housing development. In addition, the figure of 129 does not reflect the Local Plan’s requirement for the village to deliver 225 new homes over the plan period.

4.3 The policy wording should be revised, to not only allow flexibility in the number of homes that could be permitted over the plan period (to reflect windfall sites, for example), but also allow for the housing requirement of 115 additional dwellings as set by Local Plan Policy H4, in addition to the 76 houses allocated in the WNDP1 and other commitments, totalling a minimum of 225 houses. We consider Policy H1 should be amended to the following:

*“Planning permission will be granted for a minimum of 225 new homes to be built in Woodcote in the period to 31<sup>st</sup> March 2035”*.

4.4 Throughout the WNDP2, it is recognised there is a strong need expressed by local residents for affordable housing. WNDP2 Policy H3 Affordable Housing requires that *“proposals for development that result in a net gain of five or more dwellings or where the site has an area of 0.5 hectares or more will be expected to provide a minimum of 40% affordable housing on the site which will be fully integrated into the development unless a Financial Viability Assessment demonstrates a robust justification for a different percentage”*. We agree this accords with Local Plan Policy H9.

4.5 However, given the apparent strong need for affordable housing both at the local and district wide level, we see no justification for WNDP2 Policy H8 Scale of New Development, which

sets out that *“proposals will be supported for a maximum of 30 new homes on any allocated site”*. Limiting housing numbers at any one site means that the WNDP2 will itself greatly affect and limit the level of affordable housing that can be provided in the village, which appears counterintuitive.

- 4.6 Further, we note that several of the allocated sites are too small to deliver any affordable housing. Other sites may be subject to viability constraints (this may particularly be the case for sites where there is an existing building or use and where the cost of the land/existing use value is high) and therefore fail to deliver affordable housing.
- 4.7 Turning back to the HNA, there is no specific assessment of the affordable housing need within the village. Ultimately, we consider that additional housing sites are needed to ensure a meaningful contribution is provided to providing affordable homes within the village.
- 4.8 Moving onto WNDP2 Policy D4 Renewable Energy, this requires *“all new development should contain solar photovoltaic panels and/or solar water heating panels and new dwellings and buildings be aligned to maximise energy generation”*.
- 4.9 Whilst it is acknowledged there is a need to address and mitigate against the effects of climate change, such a specific requirement is not justified, particularly when Local Plan Policy DES7 Efficient Use of Resources allows for flexibility by stating that *“new development is required to make provision for the effective use and protection of natural resources where applicable”* and includes various measures which can be incorporated into development proposals to achieve this. It is considered that the focus should be on increasing renewable energy usage by a required percentage, rather than restricting development to achieve this via the use of certain technologies only.
- 4.10 Similarly, Local Plan Policy DES8 Promoting Sustainable Design sets out that *“all new development...should seek to minimise the carbon and energy impacts of their design and construction”* and *“all new development should be designed to improve resilience to the anticipated effects of climate change”*.
- 4.11 In addition, Local Plan Policy DES9 Renewable and Low Carbon Energy states *“the council encourages schemes for renewable and low carbon energy generation and associated infrastructure at all scales including domestic schemes. It also encourages the incorporation*



*of renewable and low carbon energy applications within all development*". An equally flexible approach should therefore be taken regarding the wording of WNDP2 Policy D4, which we suggest should be amended accordingly.

- 4.12 In relation to WNDP2 Policy D6 Sustainable Transport requires all new development to provide *"a. one electric vehicle charging point for houses with up to two bedrooms; b. two electric vehicle charging points for houses within three bedrooms or more; and c. secure bicycle storage facilities"*.
- 4.13 However, comparative Local Plan Policy TRANS5 Consideration of Development Proposals states that *"proposals for all types of development will, where appropriate...be designed to enable charging of plug-in and other low-emission vehicles in safe, accessible and convenient locations"*. It is considered that WNDP2 Policy D6 is again not justified and should be amended so it better aligns with the flexibility set out in Local Plan Policy TRANS5.
- 4.14 Turning to WNDP2 Policy HS1 Site Allocations, this sets out the residential allocations for the Plan in Table 12.i Sites allocated for new homes, which totals 129. However, taking account of newly allocated sites only brings this figure down to 53 as 9 are allocated at WNP1-19 The Smallholding, which is yet to have planning permission granted for the development of the site.
- 4.15 The policy continues by stating that *"the development of up to and including the number of houses set out in the Table for each development will be supported"*. However, this number remains short of allocating a sufficient number of new dwellings, as required by Local Plan Policy H4.
- 4.16 The Policy should therefore be amended to ensure that a minimum of 115 dwellings are accommodated for on sites within the village over the plan period.

## 5.0 Conclusion

- 5.1 This representation has considered the submitted version of the WNDP2 and its evidence base and finds that the WNDP2 fails to allocate a sufficient number of dwellings over the Plan period, as required by Local Plan Policy H4.
- 5.2 The WNDP2 therefore does not meet the basic condition tests, including being in general conformity with the strategic policies of the Development Plan for the area and having regard to national policies and advice.
- 5.3 The WNDP2 and its evidence base relies heavily on Woodcote's location within the AONB as its justification to propose less housing than is required by the Local Plan.
- 5.4 This is despite evidence provided as part of the Local Plan examination process which confirms that the amount of development can be accommodated without impacting on the AONB and SODC's attempts to highlight the issue of non-conformity with the Local Plan as part of the Regulation 14 Neighbourhood Plan Consultation response.
- 5.5 As a result of this, the submitted version of the WNDP2 should therefore be found unsound and incapable of being adopted at this time.
- 5.6 Other policies contained within the WNDP2 have been reviewed and are considered unjustified and not in accordance with the Local Plan. Amendments have been suggested to bring these policies in line with the Local Plan.
- 5.7 In conclusion, we strongly recommend the WNDP2 be reviewed as a whole, with particular regard to the policies of the Plan that affect housing development within the village.
- 5.8 A further revision to the WNDP2 should then not be put forward for consultation with the Local Authority until such a time as amendments are made to increase the number of housing sites allocated within the Plan to a level which allows it to conform to the requirements as set out in the Development Plan.

# Response 67

## Respondent Details

Information	
<b>Respondent Number:</b> 67	<b>Respondent ID:</b> 184070870
<b>Date Started:</b> 02/02/2022 12:14:21	<b>Date Ended:</b> 02/02/2022 12:19:00
<b>Time Taken:</b> 4 minutes 38 seconds [REDACTED]	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Agent

## Your comments

<p>Q2. You can provide your comments on the Woodcote Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>Response received via email from Pro Vision on behalf of T A Fisher Ltd. Please see attachment.</p>

Q3. You can upload supporting evidence here.
<ul style="list-style-type: none"><li>File: 2022-02-01 Pro-Vision T A Fisher.pdf [REDACTED]</li></ul>

## Your details and future contact preferences

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

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# **WOODCOTE NEIGHBOURHOOD DEVELOPMENT PLAN 2013-2035**

## **CONSULTATION REPRESENTATION**

Prepared by Pro Vision on behalf of T A Fisher

February 2022

**CONSULTATION REPRESENTATION**

WOODCOTE NEIGHBOURHOOD DEVELOPMENT PLAN 2013-2035  
PROJECT NO. 51172

**PREPARED BY:**

JAMES BLAKE MRTPI  
SENIOR PLANNER

**CHECKED BY:**

KATHERINE MILES MRTPI  
DIRECTOR

**DATE:**

FEBRUARY 2022

**PRO VISION**

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## 1.0 Introduction

- 1.1 This representation is made on behalf of T A Fisher and relates to the submission version of the revised Woodcote Neighbourhood Development Plan (WNDP2), which is currently undergoing consultation by South Oxfordshire District Council (SODC).
- 1.2 At the outset, the submission version of the WNDP2 recognises the housing requirement set within Policy H4 of the Local Plan for 225 homes, or an additional 115 new homes over the existing allocations and commitments since 2011. However, at the top of page 2, WNDP2 proposes a lower number of housing, consisting of allocations for only an additional 53 homes over the plan period. This is said to be justified as the village is within the Chilterns AONB and following completion of a Landscape and Visual Impact Assessment (LVIA). However, we note that the LVIA was undertaken by three members of the Parish Council and Neighbourhood Plan advisory group late in 2020. Importantly this was after the Public Exhibitions held in February 2018 and October 2019 where the preferred site options were presented for comment by the community. Further, we note that whilst a review of the LVIA has been undertaken, this was not completed until May 2021, i.e. too late to have informed the preparation of the WNDP2 which was by that stage prepared and being consulted upon. **We have significant concerns regarding the preparation of this plan and its ability to meet the Basic Conditions.**
- 1.3 Figure 2.i outlines the plan development process, and we note that “Identify Housing Need” was included. Paragraph 66 of the National Planning Policy Framework states that *“Once strategic policies have been adopted, these figures should not need re-testing at the neighbourhood plan examination, unless there has been a significant change in circumstances that affects the requirement”*. The submission plan does not make it plain what significant change of circumstance was considered to have arisen to warrant re-looking at the identified housing need, however, we note from the summary provided under section 2.2 on page 4, that data from before the Adoption of the Local Plan was used to establish the housing need. We considered that there has been no change in circumstance that affects the housing requirement allocated to Woodcote through Policy H4. **The failure of the WNDP2 to adhere to the housing requirement set within a recently adopted Strategic Policy is clearly inconsistent with the approach set by the Framework, is not in conformity with the Development Plan and fails to meet the Basic Conditions.**



- 1.4 On behalf of T A Fisher, we have consistently submitted representations to Woodcote Parish Council expressing concerns regarding the proposed housing target which does not conform to the Development Plan and urging the Parish Council and its Neighbourhood Planning advisory group to consider fairly and transparently promoted sites. Concerns have been raised regarding the lack of transparency surrounding the Parish Council's approach to site selection and engagement with the community over promoted sites – for example, T A Fishers site at Bridle Path has not been part of any consultation as a potential site, the community have only been presented with information as to why the site is regarded as unsuitable. This is not within the spirit of Neighbourhood Planning. The concerns raised have not been resolved in our opinion. **The Plan now before the Council fails to propose sufficient sites for allocation for housing development within the village of Woodcote and so fundamentally fails to address the identified housing need, as identified by SODC in the recently adopted Local Plan (the Local Plan) and so fails to meet the Basic Conditions.**
- 1.5 This representation assesses the WNDP2 housing strategy and its approach to the sites allocated within the submission plan, as well as commenting on the proposed policies of the WNDP2, along with commentary on the accompanying evidence base. We conclude that the WNDP2 fails to meet the basic conditions and should proceed no further.
- 1.6 If WNDP2 does proceed to Examination, T A Fisher would welcome the opportunity to participate further, including at an Examination Hearing, should one be deemed necessary.

## 2.0 WNDP2 Housing Strategy and Housing Need Assessment

- 2.1 The WNDP2 sets out its approach towards housing at Section 10.2, in which it states that the strategy is directed towards *“improving the sustainability of Woodcote as a demographically mixed and balanced community”* and is based on the results of the Housing Needs Assessment (version 3, July 2021).
- 2.2 This places a high priority on family-sized dwellings to address identified imbalances, including:
- Three bed family homes for private purchase;
  - Affordable housing for rent or shared ownership; and
  - Smaller one and two bed dwellings for residents to downsize.
- 2.3 Low priority is given to larger four or five bed dwellings.
- 2.4 In setting out this strategy, Section 10.3 identifies the housing goals and objectives of the WNDP2, which are to be realised by a set of policies that *“conform to and develop the relevant policies in the South Oxfordshire District Council Local Plan”*. We consider this is not the case, as explained below.
- 2.5 The SODC Local Plan was adopted on 10 December 2020 and covers the period 2011 – 2035. Local Plan Policy H4 is of particular relevance as it relates to ‘Housing in the Larger Villages’, which Woodcote is identified as being. The Local Plan proposes 15% growth in ‘Larger Villages’. This figure has been calculated using the existing housing stock as it was in 2011.
- 2.6 The Local Plan identifies that the Larger Villages have already collectively delivered 14% growth in housing based on completed dwellings between 1 April 2011 and 31 March 2020. The Local Plan therefore sets out a positive plan for future growth over the remainder of the plan period.
- 2.7 Supporting paragraph 4.18 states that development in Larger Villages should be *“proportionate, appropriate and dependent on existing infrastructure”*, where *“the most appropriate mechanism for delivering housing in larger villages is by preparing a Neighbourhood Development Plan and allocating development sites”*.

- 2.8 Local Plan Policy H4 sets out that there is a housing requirement for 115 dwellings within Woodcote. This figure is in addition to the existing committed development of 110 homes, through the current adopted Woodcote Neighbourhood Development Plan 2014 (WNDP1). This results in a total housing requirement for Woodcote of 225 new homes over the Plan period.
- 2.9 However, the WNDP2 only seeks to allocate land for 53 new dwellings, as set out in table 10.i. Housing Numbers. These dwellings are to be delivered across only five sites allocated for housing development.
- 2.10 This figure is significantly lower than the number of new dwellings set out in Local Plan Policy H4 and does not demonstrate conformity with the relevant policies of the Local Plan.
- 2.11 The WNDP2 attempts to justify this figure based on the village's location within the AONB and that development at the level proposed by the Local Plan cannot be accommodated in the village without unacceptable damage to the AONB.
- 2.12 The WNDP2 notes that *"a large majority of residents do not wish to see major new housing developments in Woodcote which would inevitably lead to a significant change in the character of the village and intrusion into the AONB"*. Whilst this point is acknowledged, it does not provide a reason to deviate from the amount of development allocated to the village in the adopted Local Plan, which has been tested at Examination and found to be sound.
- 2.13 The adopted Local Plan established the housing need for the District, which includes an approved distribution strategy for meeting this need. The Local Plan relies upon the delivery of strategic housing allocations and the allocation of smaller housing sites through Neighbourhood Plans.
- 2.14 This includes the provision of additional housing in the Larger Villages, such as Woodcote, to maintain a Five Year Housing Land Supply (5YHLS). Since the adoption of the Local Plan in December 2020, there have not been any significant changes in circumstances that would warrant a departure from the requirement established by the Local Plan for Woodcote to deliver 225 dwellings.

- 2.15 As a result, there is no reasonable justification for such a significant deviation and reduction from the housing requirements set out in Local Plan Policy H4 for Woodcote.

Basic Conditions, National and Local Policy

- 2.16 Under the Town and Country Planning Act 1990 (as amended)<sup>1</sup>, a draft Neighbourhood Plan must meet each of the seven basic conditions prior to being put forward for a referendum and 'made'.
- 2.17 One of the basic conditions is to be *"in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)"*. **The WNDP2 fails to meet this basic condition as it does not allocate a sufficient amount of land for new housing in line with Policy H4 of the Local Plan.**
- 2.18 This deviation also indicates a failure of the WNDP2 to meet another of the basic conditions: *"having regard to national policies and advice contained in guidance issued by the Secretary of State..."*.
- 2.19 The National Planning Policy Framework (the Framework) sets out at paragraph 66 that *"strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identifies housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. **Once strategic policies have been adopted, these figures should not need re-testing at the neighbourhood plan examination, unless there has been a significant change in circumstances that affects the requirement**"* (our emphasis).
- 2.20 In addition, paragraph 29 of the Framework states that *"**neighbourhood plans should not promote less development than set out in strategic policies for the area, or undermine those strategic policies**"* (our emphasis).

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<sup>1</sup> Paragraph 8 (2), Schedule 48.

- 2.21 This is further supported by the Planning Practice Guidance (PPG), which states that *“where the figure is set in strategic policies, **this figure will not need retesting at examination of the neighbourhood plan**”*<sup>2</sup> (our emphasis).
- 2.22 Supporting paragraph 4.19 of Local Plan Policy H4 clearly states that *“this level of growth will support local services and facilities in a sustainable and balanced distribution of development. Where Larger Villages are in the process of preparing a Neighbourhood Development Plan, the delivery of the houses allocated to these villages should be provided for by the Neighbourhood Development Plan”*.
- 2.23 In this regard, the WNDP2 fails to adhere to these requirements.

#### SODC Local Plan Examination

- 2.24 In relation to the Inspector’s report on the Examination of the Local Plan, dated 27 November 2020, it discusses the Plan’s housing requirements, spatial strategy and its approach towards development across the District and constraints such as AONBs. The Inspector’s findings are summarised below:
- *“**There is no reason why meeting the housing requirement should adversely affect the District’s two AONBs** (our emphasis) ... there is no evidence that growth at the scale envisaged would harm the AONBs. In any case, additional development anywhere within the plan area would still need to comply with Policy ENV1 which protects the AONBs, the landscape and the countryside”*<sup>3</sup>
  - *“In evolving the spatial strategy, the Council has considered all other options... The strategy that has been finally selected has innate logic and integrity. It seeks to fulfil important public objectives in delivering development o meet identified needs in a sustainable manner”*<sup>4</sup>.
  - *“The plan justifiably classifies the villages into larger, smaller and other villages and take a proportionate approach towards growth in them”*<sup>5</sup>.

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<sup>2</sup> Paragraph 104 Reference ID: 41-104-20190509.

<sup>3</sup> Paragraph 49.

<sup>4</sup> Paragraph 61.

<sup>5</sup> Paragraph 78.

- *“For the larger villages, the plan proposed 15% growth calculated in the same way as that for market towns. This is a proportionate approach which takes into account the existing size of villages”<sup>6</sup>.*
- *“It is not therefore necessary to modify Policy H4 to provide greater flexibility to deliver homes”<sup>7</sup>.*
- *“Subject to the main modifications... the Plan’s strategic allocations, and its approach towards development in the towns, villages and the countryside, is sound”<sup>8</sup>.*

2.25 The above summary demonstrates that an appropriate housing requirement for Woodcote has been established by SODC through the strategic plan and its evidence base. The Local Plan was independently tested at Examination and found to be sound. The Inspector has also clearly considered the impact of development on the AONB and concluded that there was no evidence that the scale of development envisaged would be harmful. There is therefore no reasonable justification for the WNDP2 to depart from the housing requirement set out in Local Plan Policy H4. The WNDP2 should consequently be found to fail to accord with the basic conditions. The WNDP2 must undergo significant modification to ensure it accords with paragraphs 29 and 66 of the Framework and Local Plan Policy H4, to satisfy the basic conditions set out in legislation, with the starting point being the adoption of the housing requirement of 115 homes.

2.26 As discussed above, it is evident that the question of how much development should be provided in Larger Villages has already been pre-determined through the Local Plan Examination process. Therefore, the WNDP2 should seek to follow this and allocate sufficient sites for housing within the village to meet the identified need and set appropriate neighbourhood policies to guide this development, rather than go against the adopted Local Plan.

#### Housing Needs Assessment

2.27 With reference to the Housing Need Assessment (HNA), prepared by the Neighbourhood Development Plan Advisory Group (NDPAG), this was originally published in March 2020, although an updated version (Version 3, July 2021) has been made available as part of the evidence base for the WNDP2.

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<sup>6</sup> Paragraph 190.

<sup>7</sup> Paragraph 191.

<sup>8</sup> Paragraph 197.

2.28 The HNA sets out that *“an allocation of 225 new homes to a village of some 1000 homes in the AONB represents major development and as such, exceptional circumstances must be proven. To date the Local Planning Authority has not provided any evidence to support this allocation nor any evidence of:*

- *A national need for this development;*
- *Any negative impact of refusing it; nor*
- *That the development cannot be delivered outside the designated area.”*

2.29 In response to these points and reiterating the above, the need for 225 new homes has been established through the Local Plan process and has been found to be sound. That need figure should not need to be questioned or retested at Neighbourhood Plan Stage.

2.30 It is considered that by refusing to accept the Adopted Local Plan, and to allocate the amount of new residential development as set out in the Local Plan, this will have a negative impact on the vitality of the village. The WNDP2 and the HNA both identify that a key goal of the WNDP2 is to redress the age imbalance by encouraging more young families with school age children to move to the village and provide housing to meet local community needs, including a suitable mix of housing types.

2.31 As background to its Housing Policies, the WNDP2 recognises that the population is aging, and that more housing suitable for older persons should be provided. In addition, it is stated that the number of people over the age of 40 has reduced by 19% since 2002. It is stated that this *“threatens the vitality of the community”*. It is also states that *“Woodcote needs more young people and families for the community to retain its age balance, by the current shortage of affordable housing denies young people and families the opportunity to live in the village”*.

2.32 With this background in mind, it is surprising then that the WNDP2 proposes to deliver only 18 additional affordable housing units or just 33% of the additional allocation of 53 units. Three of the allocated sites are too small to deliver affordable housing. Further, we note that the WNDP2 makes no specific provision for older persons housing.

- 2.33 The land at Bridle Path previously promoted by T A Fisher offered 45 units with 18 units as affordable housing (40%). In addition, 5 of the units were proposed as bungalows to be marketed to those over 55 to specifically address the identified older person's provision. However, this site was discounted from the process at an early stage without any consideration or public consultation of these benefits.
- 2.34 *The WNDP2 states "house prices are higher in Woodcote than the average for the district which makes it difficult for younger people to get onto the property ladder"*<sup>9</sup>. Without the provision of the number of houses allocated, it is clear that the WNDP will fail to achieve its own objectives in respect of older persons housing and increasing the supply of affordable homes.
- 2.35 In addition, it has been determined through Examination of the Local Plan that the village is capable of accommodating the level of intended growth without harming the AONB.
- 2.36 Further, the HNA sets out that *"a Landscape and Visual Impact Assessment [LVIA] of all the potential development sites showed that the constraints of the AONB mean that the target of 115 houses cannot be met without detriment to the AONB"*<sup>10</sup>.
- 2.37 However, on reviewing the LVIA, which was prepared by three members of Woodcote Parish Council, the summary states that *"the LVIA process is not completely objective and there is an element of subjectivity and judgement. It is possible for two different assessors to reach different conclusions"*<sup>11</sup>. Therefore, whilst this version of the LVIA has been reviewed by Landarb Solutions, it is entirely possible than a different assessor may conclude that the allocation of 115 homes would be entirely achievable without harm being caused to the AONB.
- 2.38 Indeed, we consider that this has already happened in respect of the Bridle Path site. As part of SODC's Local Plan evidence base, a Landscape Capacity Assessment (LCA) of Sites on the edge of the Larger Villages was produced (2015) by a qualified and chartered landscape practice, which considered a number of sites that could be developed within the village and would be appropriate in the context of the AONB.

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<sup>9</sup> HNA (2021), pg 3.

<sup>10</sup> HNA (2021), pg 2.

<sup>11</sup> LVIA (2021), pg 173.



- 2.39 The LCA which underpins the Local Plan identifies that *“34 sites should not be included as potential housing sites on landscape and visual grounds. Of the remaining 99 sites the landscape capacity varies considerably with a number of sites amended to show a ‘reduced area’ where development might be acceptable...”*<sup>12</sup>. None of those 34 excluded sites are within Woodcote. 14 sites are specifically identified for Woodcote, with the majority assessed as having a ‘medium’ landscape capacity.
- 2.40 The LCA provides recommendations for how the 14 sites within Woodcote could come forward to deliver a total of 203 dwellings. As such, through the SODC Landscape Capacity Assessment alone, allocating sites for 115 dwellings has been found to be possible within the village without detriment to the AONB.
- 2.41 The HNA seeks to provide further justification for departing from the requirements of the Local Plan by commenting on the following: *“Normally, where a Local Authority provides a figure for housing this would be adopt for the Neighbourhood Plan. If the figure is not accepted, it should be challenged through the Local Plan process. Woodcote Parish Council did challenge the... allocation which resulted in the addition of paragraph 4.28...”*<sup>13</sup>. This is discussed further below, however we consider that the Parish Council has mis-read the context of Paragraph 4.28. Whilst the paragraph does provide scope to use the evidence base of a Neighbourhood Plan to justify a higher or lower number than that proposed by Table 4f, this was not so as to undermine Policy H4. Policy H4 remains the starting point and the WNDP2 should have started out by seeking to allocate sites for 115 dwellings. There is clearly sufficient land available as the Council’s LCA has confirmed. If this were not the case, then there may have been scope to use the evidence base to pursue a lower figure. However, in this case, the Parish Council has remained consistently opposed to the allocation of 115 dwellings for Woodcote, and has sought to use the evidence base to justify its lower requirement rather than try to work with the requirement set. It is for this reason that we say the WNDP2 fails to accord with the basic conditions. The Local Plan Inspector concluded the requirement for Woodcote of 115 (225 total) was sound despite the minor modification to the supporting text at paragraph 4.28 of the plan.

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<sup>12</sup> Paragraph 10.1, page 828.

<sup>13</sup> HNA (2021), pg 3.

- 2.42 Looking specifically at the findings of the Housing Needs Assessment, the WDNP2 housing requirement of 50-60 homes appears to be justified on the basis that additional dwellings could result in an *“increase in primary school age children to 212-214 with a total population of 2916-2948, which meets the capacity of the primary school. Increasing the number of houses above 60 could result in the primary school not having enough capacity and raise the total population to a level which could attract a pharmacy, jeopardising the viability of the health centre”*.
- 2.43 The HNA notes that allocating sites for 50-60 houses produces additional school age children whilst keeping the population below 3,000. A mix of 10% 1-bedroom, 25% 2-bedroom, 50% 3-bedroom and 15% 4+bedroom houses is recommended, based on the delivery of 50-60 dwellings only.
- 2.44 These conclusions, however, are not definitive and the findings of the HNA demonstrate it does not conclude what infrastructure is necessary to support the additional 115 dwellings required. The HNA does not assess whether such infrastructure could be delivered and/or how such infrastructure could be funded either. Further, through only allocating sites for 53 dwellings, the Parish is unlikely to yield sufficient contributions through S106 and CIL receipts to actually improve the infrastructure within the village, not only to meet the needs of new residents, but to improve the facilities for existing residents also.
- 2.45 Turning to the Infrastructure Delivery Plan, prepared by SODC in April 2020, this considers the District-wide infrastructure requirements arising from the housing requirement. The Plan sets out at Section 7 that *“it is important to note that the South Oxfordshire Local Plan only includes targets for certain Neighbourhood Plan areas, and the **infrastructure associated with these plans should be reviewed as part of the development or review process to reflect the proposed sites, and in line with national guidance**”* (our emphasis).
- 2.46 As part of the WDNP2, the Parish Council has not sought to provide in its evidence base any assessment of the infrastructure requirements to support the level of development it sets out, nor has it produced any evidence to state why the infrastructure required to support 115 homes could not be provided.

2.47 SODC's response to the Consultation Version of the WNDP2<sup>14</sup>, highlighted that, *"as currently drafted, the WNP2 [Woodcote Neighbourhood Plan 2] does not have regard to [NPPF paragraphs 13, 29 and 65<sup>15</sup>] and directly conflicts with Policy H4 of the Local Plan, which is a strategic policy"*. (ref 4).

2.48 In addition, at ref 32, the comments identify that:

*"The NPPF sets out that strategic policies should provide a housing requirement figure for neighbourhood areas and that once the strategic policies have been adopted they should not need re-testing at a Neighbourhood Plan examination.*

*If your intention was to challenge the Housing Requirement Figure set in the Local Plan, this should have been done by means of representations through the Local Plan process, and not through the HNA.*

*The evidence base supporting WNP2 does not demonstrate that Woodcote does not have capacity to accommodate the requirement set out in Policy H4, which has been tested through a Local Plan examination.*

*We therefore advise that further site allocations are necessary to meet the housing requirement for Woodcote as set out in the Local Plan. This is necessary to help ensure the plan is in general conformity with strategic policies in the development plan and has regard to national policy and guidance."*

2.49 The HNA is therefore not an assessment of need per se, as it does not actually conclude what level of homes are needed within the Parish. It only provides an assessment of what level of development the Parish Council wishes to provide and be served by the existing infrastructure.

2.50 The HNA is itself flawed and was an entirely unnecessary exercise as the housing requirement for Woodcote was independently examined and found to be sound during the Local Plan examination process.

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<sup>14</sup> Under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended) dated 14 May 2021.

<sup>15</sup> National Planning Policy Framework 2019.

- 2.51 In conclusion, the housing strategy set out in the WNDP2, as informed by the HNA, does not conform with the strategic policies of the development plan or national policy and guidance.
- 2.52 It should therefore only be viewed as constraining the growth and vitality of the village, rather than seeking to boost the supply of new homes and providing sustainable levels of development in the village which contribute to the strategic policies of the Local Plan and the objectives of the Framework. The WNDP2 therefore fails the basic conditions test in this regard.

### 3.0 WNDP2 Evidence Base and Site Allocations

3.1 Supporting paragraph 4.28 of the Local Plan notes that some villages are constrained by factors such as Areas of Outstanding Natural Beauty (AONB). This includes Woodcote, which is wholly within the Chilterns AONB. There is an acknowledgement that as a result, 15% growth may not be fully achievable. The paragraph goes on to require a *“detailed evidence base...to support each Neighbourhood Development Plan and its assessment of capacity...”*.

3.2 The core documents relating to WNDP2 comprise the following:

- Consultation Statement;
- Basic Conditions Statement;
- HRA Screening Statement;
- Sustainability Appraisal;
- Significance Statement; and
- Equality Impact Statement.

3.3 This is further supplemented by supporting evidence, including a Preliminary Ecological Appraisal, Housing Need Assessment, Local Green Space Assessment, Landscape and Visual Impact Assessment, Protected Views Assessment, Scoping Report, Settlement Boundary Definition, ‘What is Major Development in an AONB?’ note and a Biodiversity Report.

3.4 Having reviewed these documents, we consider these do not provide a ‘detailed evidence base’ or sufficient justification of grounds to allow for a lower housing allocation in Woodcote, especially since the Local Plan and its evidence base were found to be sound at Examination and the Local Plan was adopted in December 2020.

3.5 The Consultation Report acknowledges the Planning Policy Team at SODC and two responses from an agent objected to the failure to allocate sufficient land to meet the housing requirement set by the Local Plan.

3.6 In Section 4.2.7 of the Consultation Report, under the heading ‘General Conformity’, Woodcote Parish Council state that the WNDP2 supports both the principle of policy H4 by allocating sites for additional new homes while supporting the principle of protecting the

landscape of the AONB. It seeks to justify the difference between the amount of housing allocated in the WNDP2 and difference between the requirement set out in the Local Plan by stating that it constitutes some 0.2% of the total 30,000 new homes required across the District, which equates to a 'trivial amount'. Whilst we note that the percentage doesn't change dramatically, 0.2% is based on 53 dwellings not the allocation of 115 dwellings which is 0.4%. However, the allocation of 115 dwellings to Woodcote is not trivial when the adopted Spatial Strategy relies upon small scale allocations in the larger villages.

3.7 Further, the allocation of new homes to Woodcote is not trivial when that allocation is to promote sustainable development in rural areas in line with the Framework in order to maintain the vitality of this community. We consider that the dismissive approach of the Local Plan and its Policy H4 allocating 115 dwellings to Woodcote undermines the approved distribution strategy for meeting the level of housing need across the District and therefore the aims of Local Plan Policy H4. The WNDP2 housing strategy therefore does not accord with paragraph 29 of the Framework.

3.8 We consider it relevant too that if Woodcote Parish is allowed to depart from the Local Plan so soon after its adoption, this potentially sets a precedent for other Neighbourhood Plans to do similar if they too consider the figure allocated by the District is too high. This will further threaten the spatial strategy and the housing land supply within the District.

3.9 The Basic Conditions Statement prepared by the Parish Council further seeks to justify the reduced numbers of housing. It does this by setting out that in respect of Local Plan Policy H4, the allocation of a 15% increase on the 2011 housing level, in addition to the allocation in the previous Core Strategy to each of the 'Larger Villages', irrespective of their location, runs counter to both the requirements of the Framework, the Vision presented in the South Oxfordshire Local Plan 2035 (SOLP35) and SOLP35 strategic policies (including STRAT1 and ENV1), as it ignores factors such as the location of villages within the AONB.

3.10 The Parish Council state:

*"For Woodcote this produces an additional 225 houses (an increase of some 22% in total). Subtracting the allocations in the first neighbourhood plan and windfall development since 2011 the net requirement is an additional 115 houses to be allocated in this revised*

*neighbourhood plan. The WNP2 allocates fewer new homes than required by policy H4 of the SOLP35”.*

3.11 It is considered in the Statement that *“the WNP2 can only achieve this increase in housing with sites on the periphery of the village that intrude into and result in the loss of greenfield land in the AONB. It is, therefore, necessary to achieve a balance between the need to protect the AONB (policy ENV1) and the requirement to accommodate additional housing (policy H4)”.*

3.12 This remains the same argument that Woodcote Parish Council presented during the Local Plan Examination, which was not supported by the findings of the Inspector, who concluded at paragraph 190 of the Inspector’s Report, dated 27 November 2020 that:

*“For the larger villages, the Plan proposes 15% growth calculated in the same way as that for the market towns. This is a proportionate approach which takes into account the existing size of the villages. The overall requirement of 499 homes, and the residual requirements, are set out in Policy H4: Housing in the larger villages. MM26 updates the figures in the policy and the accompanying table to take into account revised capacities and completions. The requirement is now 257 homes.”*

3.13 As identified in Section 2, Local Plan Policy H4 sets out the housing requirement for Woodcote as being 115 homes, which has been independently assessed and found to be sound.

3.14 The Sustainability Appraisal identifies that all options for development require intrusion into the AONB and that the option of locating new development across a small number of sites (5-7) within the parish is appraised as *“the least damaging to sustainability”*. However, as previously noted but highlighted again for clarity, the Inspector concluded when assessing the Local Plan that ***“There is no reason why meeting the housing requirement should adversely affect the District’s two AONBs”*** (our emphasis).

3.15 It is noted that a Statement of the Significance of the changes to the Neighbourhood Plan has been provided by Woodcote Parish Council, which aims to justify the reduction in number of allocated dwellings proposed by seeking to *“achieve a balance between the requirement to conserve and protect the AONB whilst finding sites for new homes.”*

- 3.16 Whilst this balance may seek to conserve and protect the AONB, the fact still remains that the WNDP2 is not in conformity with the Local Plan and goes against the basic conditions tests.
- 3.17 With respect to the supporting documents of the WNDP2 not previously discussed, the Scoping Report notes that the *“there is not enough space within the built-up area of the parish to accommodate new housing thus all developments will be an intrusion into the undeveloped areas of the AONB and the habitats therein. It is apparent, therefore, that the Neighbourhood Plan is a unique opportunity both to limit the negative impact of such development and, where possible, improve matters”*.
- 3.18 Again, this argument fails to take account of the Inspectors’ conclusions in relation to the housing requirements in ‘Larger Villages’ and the fact that it is considered achievable that housing development can be accommodated without affecting the AONB. In addition, all development proposals would have regard to Local Plan Policy EV1, which provides a framework for the protection of the AONB.
- 3.19 The ‘What is Major Development in an AONB?’ note simply reiterates national planning policy and guidance in terms of what constitutes major development in an AONB. Case Law has held that whether an individual proposal is major development is a matter for the decision maker and that there are various factors to be considered in determining this.
- 3.20 Each site for development should be assessed individually in terms of its impact on the AONB landscape. The notes itself fails to provide detailed evidence to show why Woodcote, as a larger village, cannot meet its housing requirements in line with the Local Plan.
- 3.21 It is apparent that the WNDP2 and its evidence base is reliant on Woodcote’s location within the AONB as the overriding reason for the Submission Plan failing to allocate sufficient sites for housing to meet the requirements of Local Plan Policy H4. However, it is clearly possible to accommodate the level of housing requirement in Woodcote whilst respecting the AONB landscape and character of the village, as has been discussed earlier in this representation. We reiterate that individual proposals will need to demonstrate good design and accord with other adopted policies including Local Plan policy ENV1.
- 3.22 In summary, the evidence base is considered to be lacking in both detail and substance and fails to reflect the conclusions of the evidence base available and which has already tested as



part of the Local Plan Examination. The WNDP2 fails to meet the basic conditions in this regard.

#### Allocated Sites in the WNDP2

3.23 In relation to the five sites allocated for housing development within the WNDP2, these include the following:

- WNP1-19 The Smallholding, Land at the end of Wood Lane (9 dwellings)
- WNP2-02 Land behind Yew Tree Farmhouse 1 (5 dwellings)
- WNP2-03 Land behind Yew Tree Farmhouse 2 (4 dwellings)
- WNP2-09 Beechwood Court (14 dwellings)
- WNP2-30 Church Farm (30 dwellings)

3.24 As the SODC LCA identifies, there are some sites which would have a greater impact on the landscape than others.

3.25 Sites WNP2-02 and 03 (Land behind Yew Tree Farmhouse) have no road frontage and would need to be accessed via a narrow track off Behoes Lane, where there is very limited, if any, scope for widening it. The WNDP2 include no transport assessment or evidence to confirm how an access to these allocated sites would be delivered.

3.26 The Major Development in the AONB note states: *“the location of the development relative to the built up area is critical in assessing whether an application is major. If the site is enclosed within the built area it is unlikely to have a significant impact on the AONB”*<sup>16</sup>.

3.27 Therefore, it is not clear why the WNDP2 has included WNP2-09 (Beechwood Court) for allocation, given this is much more disconnected from the ‘built area’ than other sites which have been identified for housing development in the LCA, but which have been discounted by the Parish Council’s LVIA and therefore excluded from the WNDP2.

3.28 Following the assessment of sites as part of the LCA, there appears to be no reasonable logic to why some sites have been allocated in the WNDP2 and why others have been excluded. It has been identified that some of the allocated sites would have a potential impact on the AONB

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<sup>16</sup> Section 4.3, Page 5.

and are located on land disconnected from the main built up area of the village, and two have accessibility issues which do not appear to have been investigated. There is therefore concern that not only has an insufficient number of homes been allocated against the planned requirement, but of the 53 new homes allocated through WNDP2, there could be deliverability issues further widening the shortfall.

- 3.29 In summary, the housing allocations of the WNDP2 should be reviewed with the aim of allocating additional sites, such as the land at Bridle Path, that were identified as suitable for development through the LCA so the WNDP2 is able to meet the Local Plan requirements and satisfy the Basic Conditions.

## 4.0 Other WNDP2 Policies

4.1 Since the Consultation Version of the WNDP2 in May 2021, very little has changed with regard to the policies contained within the Submitted Plan. The submission version of the WNDP2 still includes a number of policies that are not in general conformity with the strategic policies of the Local Plan.

4.2 WNDP2 Policy H1 Number of New Homes states that *“planning permission will be granted for a minimum of 129 new homes to be built in Woodcote in the period to 31<sup>st</sup> March 2035 on the sites specifically allocated in the Woodcote Neighbourhood Plan”*. This policy has been reduced from 133 new homes down to 129 for the Consultation version of the WNDP2 (with the removal of Goats Gambol) and remains unnecessarily restrictive, indicating that any housing not on sites specifically allocated may not be considered for housing development. In addition, the figure of 129 does not reflect the Local Plan’s requirement for the village to deliver 225 new homes over the plan period.

4.3 The policy wording should be revised, to not only allow flexibility in the number of homes that could be permitted over the plan period (to reflect windfall sites, for example), but also allow for the housing requirement of 115 additional dwellings as set by Local Plan Policy H4, in addition to the 76 houses allocated in the WNDP1 and other commitments, totalling a minimum of 225 houses. We consider Policy H1 should be amended to the following:

*“Planning permission will be granted for a minimum of 225 new homes to be built in Woodcote in the period to 31<sup>st</sup> March 2035”*.

4.4 Throughout the WNDP2, it is recognised there is a strong need expressed by local residents for affordable housing. WNDP2 Policy H3 Affordable Housing requires that *“proposals for development that result in a net gain of five or more dwellings or where the site has an area of 0.5 hectares or more will be expected to provide a minimum of 40% affordable housing on the site which will be fully integrated into the development unless a Financial Viability Assessment demonstrates a robust justification for a different percentage”*. We agree this accords with Local Plan Policy H9.

4.5 However, given the apparent strong need for affordable housing both at the local and district wide level, we see no justification for WNDP2 Policy H8 Scale of New Development, which

sets out that *“proposals will be supported for a maximum of 30 new homes on any allocated site”*. Limiting housing numbers at any one site means that the WNDP2 will itself greatly affect and limit the level of affordable housing that can be provided in the village, which appears counterintuitive.

- 4.6 Further, we note that several of the allocated sites are too small to deliver any affordable housing. Other sites may be subject to viability constraints (this may particularly be the case for sites where there is an existing building or use and where the cost of the land/existing use value is high) and therefore fail to deliver affordable housing.
- 4.7 Turning back to the HNA, there is no specific assessment of the affordable housing need within the village. Ultimately, we consider that additional housing sites are needed to ensure a meaningful contribution is provided to providing affordable homes within the village.
- 4.8 Moving onto WNDP2 Policy D4 Renewable Energy, this requires *“all new development should contain solar photovoltaic panels and/or solar water heating panels and new dwellings and buildings be aligned to maximise energy generation”*.
- 4.9 Whilst it is acknowledged there is a need to address and mitigate against the effects of climate change, such a specific requirement is not justified, particularly when Local Plan Policy DES7 Efficient Use of Resources allows for flexibility by stating that *“new development is required to make provision for the effective use and protection of natural resources where applicable”* and includes various measures which can be incorporated into development proposals to achieve this. It is considered that the focus should be on increasing renewable energy usage by a required percentage rather than restricting development to achieve this via the use of certain technologies only.
- 4.10 Similarly, Local Plan Policy DES8 Promoting Sustainable Design sets out that *“all new development...should seek to minimise the carbon and energy impacts of their design and construction”* and *“all new development should be designed to improve resilience to the anticipated effects of climate change”*.
- 4.11 In addition, Local Plan Policy DES9 Renewable and Low Carbon Energy states *“the council encourages schemes for renewable and low carbon energy generation and associated infrastructure at all scales including domestic schemes. It also encourages the incorporation*

*of renewable and low carbon energy applications within all development*". An equally flexible approach should therefore be taken regarding the wording of WNDP2 Policy D4, which we suggest should be amended accordingly.

- 4.12 In relation to WNDP2 Policy D6 Sustainable Transport requires all new development to provide *"a. one electric vehicle charging point for houses with up to two bedrooms; b. two electric vehicle charging points for houses within three bedrooms or more; and c. secure bicycle storage facilities"*.
- 4.13 However, comparative Local Plan Policy TRANS5 Consideration of Development Proposals states that *"proposals for all types of development will, where appropriate...be designed to enable charging of plug-in and other low-emission vehicles in safe, accessible and convenient locations"*. It is considered that WNDP2 Policy D6 is again not justified and should be amended so it better aligns with the flexibility set out in Local Plan Policy TRANS5.
- 4.14 Turning to WNDP2 Policy HS1 Site Allocations, this sets out the residential allocations for the Plan in Table 12.i Sites allocated for new homes, which totals 129. However, taking account of newly allocated sites only brings this figure down to 53 as 9 are allocated at WNP1-19 The Smallholding, which is yet to have planning permission granted for the development of the site.
- 4.15 The policy continues by stating that *"the development of up to and including the number of houses set out in the Table for each development will be supported"*. However, this number remains short of allocating a sufficient number of new dwellings, as required by Local Plan Policy H4.
- 4.16 The Policy should therefore be amended to ensure that a minimum of 115 dwellings are accommodated for on sites within the village over the plan period.
- 4.17 Policy E6 seeks to protect important views. The Policy states that *"new development should not intrude upon valued local views in and out of the settlement"*. Figure 9.iv identifies the view from the public footpath to the east of the site as a valued local view.
- 4.18 This policy is said to be supported by the Protected View Assessment, prepared in August 2021 i.e. after the submission version of the Local Plan. However, we question the objectivity

of this assessment. At section 6.1 an Assessment of Views is provided. For Bridle Path and the view from footpath 411/9/10, (shown below for ease of reference) appears to have been taken at an elevated height i.e. above average eyelevel. We say this because there is 1.8m high palisade security fence running along the public footpath as can be seen from the picture on the left below. The picture on the right is taken from the Parish Council protected views document, and it can be seen that the top of the fence is just visible. This is therefore a misrepresentation of the view, which has been taken out of context to justify the argument the Parish Council is seeking to make, rather than being a realistic representation based upon fact.



- 4.19 This further our concern at the objectivity of these assessments. In the LVIA for example, there is no mention of the palisade fence despite the assessor concluding that the site would be clearly visible from the footpath. However, we note that the fence was referenced by Landarb Solutions in their comments. The independent assessment also concluded that: *“the visibility of the site is quite restricted and there is little intervisibility with the wider landscape beyond the site boundary.”*
- 4.20 In conclusion, whilst we do not dispute that the site can be seen from the public footpath, but this is through a palisade fence. As such, we do not agree that this view is "particularly distinctive of the rural landscape setting, the village lying within it, and the context of the two AONBs. There is also no independent evidence to support that this view is “valued” by local people. We therefore object to the designation of this view as “important” and suggest the deletion of viewpoint 1.

## 5.0 Conclusion

- 5.1 This representation has considered the submitted version of the WNDP2 and its evidence base and finds that the WNDP2 fails to allocate a sufficient number of dwellings over the Plan period, as required by Local Plan Policy H4.
- 5.2 The WNDP2 therefore does not meet the basic condition tests, including being in general conformity with the strategic policies of the Development Plan for the area and having regard to national policies and advice.
- 5.3 The WNDP2 and its evidence base relies heavily on Woodcote's location within the AONB as its justification to propose less housing than is required by the Local Plan.
- 5.4 This is despite evidence provided as part of the Local Plan examination process which confirms that the amount of development can be accommodated without impacting on the AONB and SODC's attempts to highlight the issue of non-conformity with the Local Plan as part of the Regulation 14 Neighbourhood Plan Consultation response.
- 5.5 As a result of this, the submitted version of the WNDP2 should therefore be found unsound and incapable of being adopted at this time.
- 5.6 Other policies contained within the WNDP2 have been reviewed and are considered unjustified and not in accordance with the Local Plan. Amendments have been suggested to bring these policies in line with the Local Plan.
- 5.7 In conclusion, we strongly recommend the WNDP2 be reviewed as a whole, with particular regard to the policies of the Plan that affect housing development within the village.
- 5.8 A further revision to the WNDP2 should then not be put forward for consultation with the Local Authority until such a time as amendments are made to increase the number of housing sites allocated within the Plan to a level which allows it to conform to the requirements as set out in the Development Plan.

# Response 68

## Respondent Details

Information	
<b>Respondent Number:</b> 68	<b>Respondent ID:</b> 184072594
<b>Date Started:</b> 02/02/2022 12:28:13	<b>Date Ended:</b> 02/02/2022 12:32:42
<b>Time Taken:</b> 4 minutes 28 seconds [REDACTED]	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Organisation

## Your comments

<p>Q2. You can provide your comments on the Woodcote Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>Response received via email from South Oxfordshire District Council's Property Team. Please see attachment.</p>

Q3. You can upload supporting evidence here.
<ul style="list-style-type: none"><li>File: 2022-02-02 SODC Property Team.pdf [REDACTED]</li></ul>

## Your details and future contact preferences



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

<b>Title</b>	-
<b>Name</b>	Tim Sonnex
<b>Job title (if relevant)</b>	Property Surveyor
<b>Organisation (if relevant)</b>	South Oxfordshire District Council
<b>Organisation representing (if relevant)</b>	-
<b>Address line 1</b>	135 Eastern Avenue, Milton Park
<b>Address line 2</b>	-
<b>Address line 3</b>	-
<b>Postal town</b>	Milton
<b>Postcode</b>	OX14 4SB
<b>Telephone number</b>	-
<b>Email address</b>	Tim.Sonnex@southandvale.gov.uk

**From:** Sonnex, Tim  
**Sent:** 02 February 2022 09:48  
**To:** Planning Policy S&V  
**Subject:** Woodcote Neighbourhood Plan

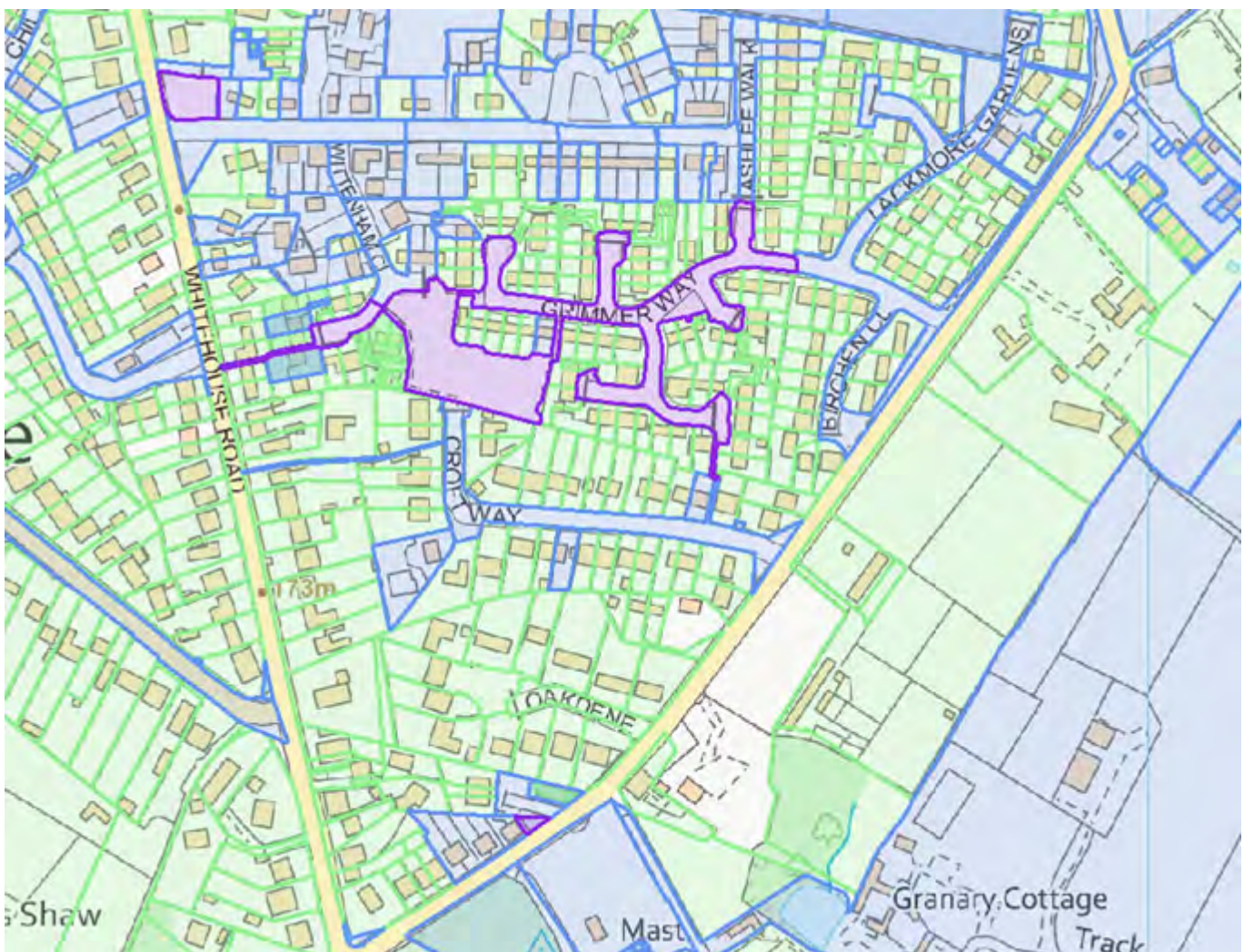
Dear Planning Team

I write in regard to the above document and to make a representation on the above (the 'Plan').

I am writing on behalf of the Property team, specifically in the capacity of South Oxfordshire District Council as a property owner.

The plan below shows our land ownership in Woodcote.

SODC have limited land ownership in this Parish, a total of 3 sites, as indicated on the extract from GIS below (SODC land outlined in purple):



The central and largest site, around Gimmer Way and Wittenham Close is of interest to us in the context of the Plan and is the subject of this representation.

We note that the Neighbourhood Plan policy E5 proposes to designate part of this land as Local Green Space. This is likely to limit future opportunities for the site.

In the interests of good estate management, in meeting the requirements of s123 Local Government Act 1972 to achieve best value and in order to meet its corporate objectives, the Council would wish to retain control over future use of land in its ownership and hence objects to the designation of this parcel of land as Local Green Space. For the sake of clarity, I confirm that we are referring here to the parcel of land numbered 4 and shaded in green on the extract below from the Plan.



I hope that this representation will be considered in the consultation process.  
Thanks and regards

Tim

Tim Sonnex MRICS  
**Property Surveyor**  
**Development & Regeneration**  
South Oxfordshire and Vale of White Horse District Councils  
135 Eastern Avenue, Milton Park, Milton OX14 4SB

Mobile 07970 092975

Subject to contract and Without Prejudice. No rights are to be derived from any proposal contained in this email and a contract cannot be deemed granted by the Council unless and until a written agreement containing all necessary terms and conditions is fully negotiated and executed between the relevant parties and the Council has given the necessary authority under the terms of its constitution

# Response 69

## Respondent Details

Information	
<b>Respondent Number:</b> 68	<b>Respondent ID:</b> 184230043
<b>Date Started:</b> 04/02/2022 10:45:16	<b>Date Ended:</b> 04/02/2022 10:48:35
<b>Time Taken:</b> 3 minutes 19 seconds	<b>Translation:</b> English
<b>IP Address:</b> [REDACTED]	<b>Country:</b> United Kingdom

Q1. Are you completing this form as an:
Organisation

## Your comments

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

Response received via email below:

'Thank you for consulting the Environment Agency on the draft plan for the Woodcote neighbourhood plan.

We regret that at present, the Thames Area Sustainable Places team is unable to review this consultation. This is due to resourcing issues within the team, a high development management workload and an increasing volume of neighbourhood planning consultations. We have had to prioritise our limited resource, and must focus on influencing plans where the environmental risks and opportunities are highest. For the purposes of neighbourhood planning, we have assessed those authorities who have "up to date" local plans (plans adopted since 2012, or which have been confirmed as being compliant with the National Planning Policy Framework) as being of lower risk. At this time, therefore, we are unable to make any detailed input on neighbourhood plans being prepared within this local authority area.

However, together with Natural England, English Heritage and Forestry Commission, we have published joint guidance on neighbourhood planning, which sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at:  
[http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT\\_6524\\_7da381.pdf](http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf) '

## Your details and future contact preferences

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

<b>Title</b>	-
<b>Name</b>	Thames Sustainable Places Team
<b>Job title (if relevant)</b>	-
<b>Organisation (if relevant)</b>	Environment Agency
<b>Organisation representing (if relevant)</b>	-
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