

Please note this report has been redacted in accordance with our [Planning Policy Consultations - Privacy Policy](#). Comments submitted by businesses or organisations may be made public (including online publication) alongside the name of the business or organisation provided. Comments submitted on behalf of individuals/businesses may be made public (including online publication) alongside the full name of the individual/agent/business submitting the comments, together with the full name of the individual/business that the submission has been made on behalf of.

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

Clifton Hampden Neighbourhood Plan - publicity period

Response 1

Respondent Details

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Q1. Are you completing this form as an:

Individual

Your comments

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood 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 supportive of the proposed Neighbourhood Plan. The plan has been developed by residents of Clifton Hampden and Burcot using the community survey as a guide and as a consequence, I believe the Plan is in accordance with opinions of the majority of the community as laid out in the survey.

I consider that the cooperation between the Gibbs family trust, Parish Council and plan committee have produced a result that is directly beneficial to the community. In particular:

The purchase of the building containing the village stores will secure this important facility for the future.

The plan enables the construction of a new GP surgery. The present surgery is not suited for the purpose.

The plan allows for construction of a foot and cycle path between Clifton Hampden and Long Wittenham which will benefit and bring together both communities.

Clifton Hampden is currently divided by the A415 and traffic lights. I think that the infill of housing, particularly on the site of the current allotments, will help to provide a cohesive village.

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.

I consider that the plan is satisfactory as it is.

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

Title	Dr
Name	Stephen Grey
[REDACTED]	
[REDACTED]	
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

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

[REDACTED]

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

[REDACTED]

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

Title	Mrs
Name	Sally Grimwood
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

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

[REDACTED]

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

[REDACTED]

[REDACTED]

[REDACTED]

Response 3

Respondent Details

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

Q1. Are you completing this form as an:

Individual

Your comments

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I have lived in Clifton Hampden since 1996 and fully support the Neighbourhood Plan wholeheartedly. Eric James Jackson [REDACTED].

Public examination

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No, I do not request a public examination

Your details and future contact preferences

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Title	MR
Name	ERIC JACKSON
[REDACTED]	
[REDACTED]	
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

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

[REDACTED]

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

[REDACTED]

Response 4

Respondent Details

[REDACTED]

[REDACTED] [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] [REDACTED]

Q1. Are you completing this form as an:

Individual

Your comments

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I fully support the NP.

Public examination

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No, I do not request a public examination

Your details and future contact preferences

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Title	Mr
Name	Chris Neill
[REDACTED]	
[REDACTED]	
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	[REDACTED]

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

[REDACTED]

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

[REDACTED]

[REDACTED]

[REDACTED]

Response 5

Respondent Details

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

Q1. Are you completing this form as an:

Individual

Your comments

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Thank you for the opportunity to comment on the Neighbourhood Plan. I agree with and support the Neighbourhood Plan, have no comments to make on its content, and look forward to having the opportunity to vote on it at referendum.

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 Burcot and Clifton Hampden Neighbourhood Plan:

No, I do not request a public examination

Your details and future contact preferences

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

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

[REDACTED]

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

[REDACTED]

[REDACTED]

[REDACTED]

Response 6

Respondent Details

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

Q1. Are you completing this form as an:

Individual

Your comments

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood 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.

For 12 years , whenever canvassed , the majority of those replying from the community of Clifton Hampden &Burcot have expressed a support for new housing.
This small development proposed will bring new families into our villages breathing new life into an aging community. New residents to support our institutions as volunteers to protect and grow the community and new village children for our school.
The VSC attached to this small number of houses are outstanding and will protect and enhance every part of the village.
We have a chance to retain a surgery , a shop and the financial contribution to the school we help the school to grow towards safety. The parcels of land the community will own , secure the rights we have so long taken for granted.
As a resident of CH for over 40 years I fully support this plan and my [REDACTED] neighbour [REDACTED] continually encourages me to keep going to make this plan a reality even though even some of the personally directed opposition has been hard to bear.
This plan does propose building within the conservation area but this is a way to conserve our community ,protecting it into the future.

Public examination

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No, I do not request a public examination

Your details and future contact preferences

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Title	Mrs
Name	Penelope Hill
[REDACTED]	
[REDACTED]	
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

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

[REDACTED]

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

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Response 7

Respondent Details

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

Q1. Are you completing this form as an:

Individual

Your comments

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood 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.

Thank you for the opportunity to comment on the Neighbourhood Plan. I support the Plan and think it is an excellent scheme. I look forward to having the opportunity to vote on the matter at referendum.

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 Burcot and Clifton Hampden Neighbourhood Plan:

No, I do not request a public examination

Your details and future contact preferences

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

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

[REDACTED]

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

[REDACTED]

Response 8

Respondent Details

██████████	
██████████	████████████████████
████████████████████	████████████████████████████
████████████████████████████	
████████████████████	████████████████████

Q1. Are you completing this form as an:
Individual

Your comments

<p>Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood 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>We strongly support the Burcot and Clifton Hampden Neighbourhood Plan, which we believe is extremely important in ensuring the continued health of the parish and the life of the village. We consider that the Plan and the associated Neighbourhood Development Order, developed as they have been through a thorough process of consultation with local people, offer an opportunity to secure improvements for the community which, if missed, is unlikely ever to be available again.</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 Burcot and Clifton Hampden 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 and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

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

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

[REDACTED]

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

[REDACTED]

[REDACTED]

Response 9

Respondent Details

[REDACTED]

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

Q1. Are you completing this form as an:

Individual

Your comments

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I am very pleased to see the Neighbourhood Plan finally come forward. I am fully supportive of the plan.
I think it might be helpful in BCH6 to specifically mention the policy extend to the setting of designated and non-designated heritage assets as part of the policy.
I also think the plan would benefit from adding to it a parish-wide map of the green infrastructure network, in particular the footpath network, alongside policy BCH9.

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 specific changes to enable the plan to proceed. Have made some suggestions in point 2 above but these are not required for the plan to proceed.

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 Burcot and Clifton Hampden Neighbourhood Plan:

No, I do not request a public examination

Your details and future contact preferences

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Title	Mrs
Name	Jacqueline Mason
[REDACTED]	
[REDACTED]	
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	[REDACTED]

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

[REDACTED]

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

[REDACTED]

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

Title	Mrs
Name	Heather St Michael
[REDACTED]	
[REDACTED]	
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

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

[REDACTED]

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

[REDACTED]

[REDACTED]

Response 11

Respondent Details

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

Q1. Are you completing this form as an:

Individual

Your comments

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I support the Plan and have no comments to make.

I look forward to having the opportunity to vote on the matter at a referendum

Public examination

Q6. Most neighbourhood 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 Burcot and Clifton Hampden Neighbourhood Plan:

No, I do not request a public examination

Your details and future contact preferences

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Title	Mrs
Name	Jennifer Moscrop
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

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

[REDACTED]

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

[REDACTED]

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

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

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

[REDACTED]

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

[REDACTED]

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

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

[REDACTED]

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

[REDACTED]

[REDACTED]

[REDACTED]

Response 14

Respondent Details

[REDACTED]

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

Q1. Are you completing this form as an:

Organisation

Your comments

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood 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.

South Oxfordshire District Council has worked to support Burcot and Clifton Hampden Parish Council in the preparation of their neighbourhood plan and compliments them on a thoughtful, comprehensive and well produced plan.

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 Burcot and Clifton Hampden Neighbourhood Development Plan (NDP) during the pre-submission consultation.

We are committed to helping this plan succeed. To achieve this, we offer constructive comments on issues that require further consideration. To communicate these in a simple and positive manner; we have 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.

Yours faithfully

[REDACTED]

Q3. You can upload supporting evidence here.

- File: 2023-03-31 SODC Reg 16 Response Burcot and Clifton Hampden.pdf - [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 Burcot and Clifton Hampden Neighbourhood Plan:

No, I do not request a public examination

Your details and future contact preferences

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Title	-
Name	██████████
Job title (if relevant)	Senior Planning Policy Officer
Organisation (if relevant)	South Oxfordshire District Council
Organisation representing (if relevant)	-
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Postcode	OX14 3JE
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Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the plan?

████████████████████

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

████████████████████

████████████████████

Policy and Programmes

HEAD OF SERVICE: [REDACTED]



Listening Learning Leading

Contact officer: [REDACTED]

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Tel: 01235 422600

11 April 2023

Burcot and Clifton Hampden Neighbourhood Development Plan – Comments under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 (As Amended)

South Oxfordshire District Council has worked to support Burcot and Clifton Hampden Parish Council in the preparation of their neighbourhood plan and compliments them on a thoughtful, comprehensive and well produced plan.

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 Burcot and Clifton Hampden Neighbourhood Development Plan (NDP) during the pre-submission consultation.

We are committed to helping this plan succeed. To achieve this, we offer constructive comments on issues that require further consideration. To communicate these in a simple and positive manner; we have 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.

Yours faithfully

[REDACTED]

Senior Planning Policy Officer (Neighbourhood Planning)

Ref.	Section/Policy	Comment/Recommendation
1.	<p>Date amendments</p> <p>Page 7, para 1.2</p> <p>Page 12, para 3.3</p> <p>Page 13 Fig A</p> <p>Page 14 Fig B</p>	<p>As highlighted in our Regulation 14 response, the South Oxfordshire Local Plan 2035 (SOLP), adopted in December 2020, now forms part of the development plan for the district and replaces the South Oxfordshire Local Plan 2011 and Core Strategy 2012. It includes a strategy for delivering growth from 2011 to 2035. We note that the Neighbourhood Plan period is proposed to run until 2034. We suggest extending the Neighbourhood Plan period until 2035 to align with the SOLP.</p> <p>To reflect the most up-to date position, we recommend the following amendments:</p> <p>1.2 The purpose of the Neighbourhood Plan is to set out a series of planning policies that will be used to determine planning applications in the area in the period to 2035. The Plan will form part of the development plan for the South Oxfordshire District, alongside the South Oxfordshire Core Strategy adopted in 2012 (which runs to 2027) and the South Oxfordshire Local Plan 2011—2034 2035, now adopted.</p> <p>3.3 The Neighbourhood Plan must also be able to show that its policies are in general conformity with the strategic policies of the development plan, which currently comprises the Core Strategy adopted in 2012 (covering the period to 2027) and the adopted South Oxfordshire Local Plan 2011 to 2034 2035. There are also minerals and waste policies adopted by Oxfordshire County Council, but none are considered relevant to the Neighbourhood Plan.</p> <p>Fig A: South Oxfordshire Local Plan 2034 2035 – Strategic Allocation Maps for Culham Science centre and Berinsfield</p> <p>Fig B: South Oxfordshire Local Plan 2034 2035 – Safeguarding Map for Clifton Hampden Bypass</p>
2.	Page 8 para 1.7	We recommend removal of '1.7 Intentionally deleted' as this is now irrelevant; and recommend updating paragraph numbers for clarity.

3.	Page 16 Plan B	<p>Plan B is stated as an extract from the South Oxfordshire Core Strategy 2027 Policies Map. The Core Strategy was replaced by the Local Plan 2035 (see comment 1). We recommend replacement of this with an updated map/title.</p>
4.	Page 22	<p>We recommend updating the date in paragraph 7.1 to retain consistency with the plan period (i.e., 2011-2035).</p> <p>7.1 The vision of the neighbourhood area in 2034 2035 is:</p>
5.	Policy BCH1 Page 22	<p>Policy ENV6: Historic Environment describes how proposals will be supported where they 'conserve or enhance the significance of the heritage asset', therefore for clarity we recommend the word 'conserve' is added to the policy:</p> <p>They will also sustain and conserve or enhance the significance of the Clifton Hampden Conservation Area and the significance and setting of other designated heritage assets.</p>
6.	Policy BCH2 Page 22	<p>We recommend the following amendments, as SOLP Policy ENV8: Conservation Areas describes how proposals 'must conserve or enhance' Conservation Areas; and Policy ENV6: Historic Environment describes how proposals will be supported where they 'conserve or enhance the significance of the heritage asset', therefore for clarity (as described in our Regulation 14 comments) we recommend the word 'conserve' is added to criteria 2 of the policy:</p> <p>2. Proposals to improve, or extend or increase accessibility of the Village Hall (as shown on the Policies Map) will be supported, provided the improved/updated/ building is designed and sited in such a way that its impact on the open nature, rural character and visual amenity of the Green Belt is minimised, preserving the openness of it, and not resulting in disproportionate additions over and above the size of the original building. that They will also sustain and conserve or enhance the significance of the Clifton Hampden Conservation Area and the significance and setting of other designated heritage assets.</p> <p>3. Proposals to deliver new cemetery space or additional off-street car parking spaces to serve the village amenities will be supported, or provided they are consistent with other</p>

		<p>relevant policies of the development plan, preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.</p> <p>4. Proposals to reorganise or re-locate existing allotment plots, or increase accessibility, such as the raising of beds, will be supported, provided there are sufficient plots remaining to serve the needs of the local community for the plan period.</p>
7.	Page 23 Para 7.17	<p>The National Planning Policy Framework was updated in 2021. We therefore recommend the following amendments to reflect the most up-to-date version of the NPPF:</p> <p>The NPPF paragraph-145 149 allows for...</p>
8.	Policy BCH3 Page 25	<p>We can see that the majority of the council's Regulation 14 comments regarding this policy have been taken into account, which is positive. However, we recommend two amendments: using the word 'reflect' rather than 'respect' for clarity regarding responding to design features (as used in Policy BCH4); and the removal of some wording from criteria 4, again for clarity, as 'large in their plan form' is an ambiguous term.</p> <p>Proposals for development will be supported, provided they sustain and enhance the distinctiveness of the village and positively respect reflect and respond to the following design features...</p> <p>[...]</p> <p>4. Buildings are generally large in their plan form but are rarely of more than two storeys in height and of irregular, detached forms</p>
9.	Page 25	<p>In our Regulation 14 response, we explained that our Senior Urban Design Officer recommended that the newly adopted South Oxfordshire and Vale of White Horse Joint Design Guide is mentioned, in order to provide up to date information. We continue to recommend the insertion of an additional paragraph to follow para 7.21, or elsewhere in the plan as the Examiner would find it appropriate, as follows:</p>

		<p>7.22 South Oxfordshire and Vale of White Horse District Councils adopted their Joint Design Guide Supplementary Planning Document (SPD) in June 2022, which is a material consideration when determining planning applications. As per NPPF paragraph 129, this was based on effective community engagement and reflects local aspirations for the areas' development. The Neighbourhood Plan will follow the principles of this Guide, as well as taking into account the guidance contained in the National Design Guide and the National Model Design Code.</p>
10.	Page 31	<p>We recommend removal of the blank box for clarity and confirmation that no text has been missed here.</p>
11.	Policy BCH6 and para 7.38-9	<p>We note this is a newly-inserted policy and would like to highlight that there is potential for confusion between the title ('Local Heritage Assets'), the policy wording/focus and the supporting text. The title and supporting text appear to be addressing locally listed heritage assets, which are not nationally designated, though the policy wording instead refers to designated heritage assets.</p> <p>We recommend the policy and supporting text is amended to clarify the Neighbourhood Plan's approach regarding designated or non-designated heritage assets and how this links to SOLP Policy ENV6.</p>
12.	Policy BCH7 Page 32	<p>This is a newly-inserted policy since the Regulation 14 consultation. The council supports the policy direction; however, to ensure clarity and allow it to be applied consistently, we recommend the following amendments:</p> <p>BCH7 Footpaths and Cycle Paths</p> <p>Proposals that result in an improvement to existing footpaths or cyclepaths at the following locations will be supported: and are particularly encouraged at the following locations:</p> <p>a. Between Burcot and Clifton Hampden adjacent to the A415.</p>

13.	Policy BCH8 Page 33	<p>b. On the Oxford Road</p> <p>The council's Climate Team were particularly pleased to see this newly-inserted policy. We recommend the following amendments to some of its criteria as follows (see explanations in italics):</p> <p>The design and standard of any new development should meet a high level of sustainable design and construction and be optimised for energy efficiency, targeting zero carbon emissions. Provision of the following sustainability features will be supported: This includes:</p> <p><i>(We recommend this amendment to clarify the NDP's position regarding the suggested sustainability features, as the words 'this includes...' do not clarify whether developments are required to meet some, or all, of the list criteria).</i></p> <ul style="list-style-type: none"> • Provision of a Air source heat pumps to provide a renewable heating solution. to each building- • Integrated- Provision of accessible and convenient Electric Vehicle (EV) charging points, with at least one EV charging point per dwelling recommended. to each building- <p><i>(We recommend these amendments to ensure the policy is in general conformity with Strategic Policy TRANS5: Consideration of Development Proposals and DES10: Carbon Reduction).</i></p> <ul style="list-style-type: none"> • Any new development is strongly encouraged to incorporate on-site energy generation from renewable sources such as solar panels, to at least the extent required by SODC LP 2035 core strategy policy STRAT 4- <i>(We recommend this amendment for clarity and to allow the policy to be applied consistently, because STRAT 4 specifically only addresses strategic development, rather than any development).</i> • The retrofit of heritage properties/assets is encouraged to reduce energy demand and to generate renewable energy where appropriate, providing it safeguards historic
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		<p>characteristics. and development is done with engagement and permissions of relevant organisations. <i>(We recommend this amendment to remove superfluous text).</i></p> <ul style="list-style-type: none"> Alterations to existing buildings must be designed with energy reduction in mind and comply with any relevant sustainable design and construction standards set out in Policies DES8-10 of the South Oxfordshire Local Plan 2035. <i>(We recommend this addition to precisely confirm what standards applicants and developers should look to).</i> <p>We also recommend a minor rewording to the supporting text to ensure clarity and consistency with the main policy:</p> <p>7.44 The policy requires ensures developers and individual home owners to ensure they address the Government's climate change targets and energy performance...</p>
14.	Policy BCH9 Page 34	<p>We recommend a minor addition to the initial wording of this policy to clarify the new map to which the policy addresses:</p> <p>1. The Neighbourhood Plan designates a Green Infrastructure Network (see Policies Map 3: BCH9) for the purpose of providing an environmental support system for communities and wildlife. The Network comprises the River Thames corridor, the recreation ground, the wharf, allotment land, ancient woodland, hedgerows, veteran trees, and public rights of way.</p>
15.	Page 38-40 Policies Maps	<p>We recommend the addition of a blue key to denote rivers/streams that are already features on these maps, for clarity.</p>
16.	Policies Map 3	<p>We recommend removal of the bullet point in front of 'public rights of way', as this has its own key.</p>

Typographical Amendments - Recommendations:

(Punctuation edits are highlighted in green for clarity).

Ref.	Section/Policy	Comment/Recommendation
1.	General	Amend text that is both bold and italic to bold-only, to aid readers with visual impairments.
2.	Page 2	Move 'Contents' heading to page 3, to sit above the contents list.
3.	Page 5	Move the standalone text to fit onto Page 4 for clarity.
4.	Page 6	Capitalise 'BCH8 Provision of well-designed energy efficient buildings and places' for consistency with the rest of the table. Amend text as follows, for clarity: '...the parish boundary (see Plan A belowoverleaf).'
5.	Page 8	Add full stop at end of bullet point list for consistency.
6.	Page 9	We recommend the following minor typographical amendment: 2. THE NEIGHBOURHOOD AREA (a) Acknowledgements to...
7.	Page 11 para 2.11	Add space before 'century' to correct typographical error: of 16th century origin
8.	Page 12 para 3.2	Removal of space after the bracket and addition of space before number 126: High quality design (Paragraph 126)

9.	Page 12 para 3.5	<p>Add space after 'paragraphs'.</p> <p>NPPF paragraphs 147-149.</p>
10.	Page 12 para 3.6	<p>Capitalise all titles for consistency:</p> <p>H1 – Delivering New Homes</p> <p>H11 – Housing Mix</p> <p>INF1 – Infrastructure Provision</p> <p>TRANS5 – Consideration of Development Proposals (Transport)</p> <p>ENV1 – Landscape and Countryside</p> <p>ENV2 – Biodiversity</p> <p>ENV4 – Watercourses</p> <p>ENV5 – Green Infrastructure</p> <p>ENV6 – Historic Environment</p> <p>ENV7 – Listed Buildings</p> <p>ENV8 - Conservation Areas</p> <p>DES1 - Delivering High Quality Development</p> <p>DES2 - Enhancing Local Character</p> <p>CF1 - Safeguarding Community Facilities</p> <p>CF4 - Existing Open Space, Sport and Recreational Facilities</p>
11.	Page 13	<p>Amend text as follows, for clarity:</p> <p>'...(see Fig B belowoverleaf).'</p>
12.	Page 15	<p>Safeguarding map: the right border line has been cut off. This should be reinstated.</p>
13.	Page 16	<p>Correct typographical error: Plan B: Clifton Hampden Conservation Area</p>
14.	Page 16 para 3.10	<p>Add a paragraph space after paragraph 3.10.</p>

15.	Page 16-19	Remove full stops after titles/headings for consistency.
16.	Page 17	Remove full stop from the end of the first bullet point, for consistency with the rest of the list. Amend minor typographical error: To enable for older residents to downsize within the parish (48%)
17.	Page 18 para 4.9	Ensure sentence spaces are consistent with the rest of the page.
18.	Page 18 para 4.10	We recommend the following typographical amendment: Responses were received from South Oxfordshire District Council, Oxfordshire County Council, Historic England, National Highways, and Thames Water. [...] a. Textural amendments to draft policies to improve conformity with NPPF and Local Plan Policies, which have been incorporated. b. A recommendation to replace the policy entitledd Assets of Community Value
19.	Page 19	Para 4.11 - addition of full stop: ...which was put out for consultation under Regulation 21 in parallel. Comments that were not relevant to... Amend alignment of paragraph entitled BCH 5 Assets of Community Value so it is consistent with the rest of the paragraphs in this page.
20.	Page 20 para 5.1	Move first bullet point to a new line for clarity; remove full stop after 'court' for consistency with other bullet points.
21.	Page 20 para 5.2	Amend numbers/punctuation for consistency:

		these amenities are centred around the crossroads at the centre of Clifton Hampden within two 2 minutes 1 walk of each other and 5 minutes 1 walk from almost all of the houses within Clifton Hampden.
22.	Page 21 para 6.2	We recommend a minor rewording for clarity and consistency with STRAT9: It is also be-noted that SOLTIP Policy STRAT9: Land Adjacent to Culham Science Centre requires provision of sufficient health care capacity, likely to be a total of one new GP Surgery on site to service existing and future demand in this area in accordance with the council's Infrastructure Delivery Plan. It is envisaged this new surgery will become the 5th surgery in the PCN.
23.	Page 21 para 6.4	We recommend a minor rewording for clarity: 6.4. As this Neighbourhood plan cannot does not make site allocations or safeguard land for development, a proposal for a new surgery building is included in the Neighbourhood Development Order being brought forward in parallel.
24.	Page 22	We recommend a minor rewording for clarity: 7.1 The vision of the neighbourhood area in 2034 2035 is: “Our vision is for a single, thriving, sustainable parish formed of two distinct villages, each with its own particular identity and character, with shared facilities and amenities.”
25.	Page 23	Addition of full stop at the end of policy BCH1.
26.	Page 24 para 7.19	Correct typographical errors: village. The NPPF paragraph-149 allows
27.	Page 26 para 7.22	Correct typographical errors:

		<p>7.22 The majority of housing stock in the village of Burcot has been constructed since about the end of the 19th century and is largely grouped along or off the A415 [...] and more cottages were added at the either end at some later date.</p>
28.	Page 26 para 7.24	<p>Insert punctuation: Burcot Grange, still a single residential property, and Burcot House now subdivided into 3 smaller units.</p>
29.	Page 28-9 para 7.33	<p>Amend thatch to thatched for consistency with the following sentence: 7.33 Opposite the High St is the village pub (currently used as a B&B), which is an attractive white building with a thatched roof, originally built in the 17th century, still retaining low beam ceilings. Next door is a red brick thatched detached cottage [...] with panelled windows, tiled roofs, and brick chimneys.</p>
30.	Page 29 para 7.35	<p>Minor typographical amendments: In summer, hollyhocks line the pavements. Set much further back from the road on the West side of the Oxford Road travelling out of the village are larger, detached houses and converted barns. On the east side of the road closest to the traffic lights are newer detached houses with paved driveways, fencing and walls of different character to the other dwellings on the Oxford Road. All have dormer windows, and some have hipped roofs. Extensions have been done added, in keeping with the style and character and have retained key features.</p>
31.	Page 30 Policy BCH5	<p>Add full stops to the end of criteria 2 and 3-iii.</p>
32.	Page 32 BCH6	<p>Amend table/rows to appear visually consistent with the rest of the policy tables.</p>

33.	Page 32 7.40	Add full stop at the end of second bullet point sentence.
34.	Page 32 7.41	We recommend the following amendment: 7.41 Of note also is that whilst the NP cannot does not make site allocations or safeguard land for new cycle paths or footpaths, Add full stops at the end of all bullet point sentences.
35.	Page 33 BCH8	We recommend removal of the additional full stop at the end of criteria 2.
36.	Page 34 Policy BCH9	Removal of comma: and at some point, in the future an opportunity may arise to achieve similar connectivity. Amend typographical error as follows: highly fertility soils Removal of black line through paragraph.
37.	Page 35 7.47	Removal of comma: and at some point, in the future an opportunity may arise to achieve similar connectivity. Amend typographical error as follows: highly fertility soils Removal of black line through paragraph.
38.	Page 35 7.50	Removal of comma: and at some point, in the future an opportunity may arise to achieve similar connectivity. Amend typographical error as follows: highly fertility soils Removal of black line through paragraph.
39.	Page 36 7.54	Removal of comma: and at some point, in the future an opportunity may arise to achieve similar connectivity. Amend typographical error as follows: highly fertility soils Removal of black line through paragraph.
40.	Page 37 8.4	Add full stops to the end of all bullet point sentences.
41.	Page 36 onwards	Check/amend page numbers (page 40 is listed as page 36, for example).

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Title	Martin
Name	Pipe
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
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[REDACTED]	[REDACTED]
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[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

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

[REDACTED]

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

[REDACTED]

Response 16

Respondent Details

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

Q1. Are you completing this form as an:
Individual

Your comments

<p>Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood 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>Thank you for the opportunity to comment on the Neighbourhood Plan. I support the Plan and have no comments to make. I look forward to having the opportunity to vote on the matter at referendum.</p>

Public examination

<p>Q6. Most neighbourhood 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 Burcot and Clifton Hampden Neighbourhood Plan:</p>
Don't know

Your details and future contact preferences

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Title	Mrs
Name	Laura warden
[REDACTED]	
[REDACTED]	
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
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[REDACTED]	
[REDACTED]	[REDACTED]

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[REDACTED]

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[REDACTED]

[REDACTED]

Response 17

Respondent Details

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

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Your comments

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

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<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 Burcot and Clifton Hampden Neighbourhood Plan:</p>
<p>No, I do not request a public examination</p>

Your details and future contact preferences

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Title	Mrs
Name	Sarah Pipe
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[REDACTED]	
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[REDACTED]	[REDACTED]
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[REDACTED]	[REDACTED]
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[REDACTED]

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

[REDACTED]

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

Title	Mrs
Name	Margaret Nesling
[REDACTED]	
[REDACTED]	
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	[REDACTED]

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

[REDACTED]

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

[REDACTED]

Response 19

Respondent Details

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

Q1. Are you completing this form as an:
Individual

Your comments

<p>Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood 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>Thank you for the opportunity to comment on the Neighbourhood Plan. I support the Plan and have no comments to make. I look forward to having the opportunity to vote on the matter at referendum.</p>

Public examination

<p>Q6. Most neighbourhood 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 Burcot and Clifton Hampden 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 and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

Title	Mr
Name	Brian Nesling
[REDACTED]	
[REDACTED]	
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	[REDACTED]

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

[REDACTED]

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

[REDACTED]

Response 20

Respondent Details

[REDACTED]

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

Q1. Are you completing this form as an:

Individual

Your comments

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood 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.

Thank you for the opportunity to comment on the Neighbourhood Plan. Although I live in Reading I fully support the Plan as my parents live in the village and I know how vital the future of the surgery is for the health and well being of my [REDACTED] parents and have no further comments to make. I look forward to having the opportunity to vote on the matter at referendum.

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

Title	Mrs
Name	Alison Emptage
[REDACTED]	
[REDACTED]	
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	[REDACTED]

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

[REDACTED]
[REDACTED]

Response 21

Respondent Details

[REDACTED]

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

Q1. Are you completing this form as an:

Individual

Your comments

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood 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.

As a resident of Clifton Hampden at [REDACTED], I am very much in favour of the NDO initiative as a way to bring limited strategic housing to the village, whilst protecting village amenities.

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, just to ensure the actual housing types are fit for purpose, as with the designs

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

Title	Mr
Name	Robert Hollin
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

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

[REDACTED]

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

[REDACTED]

Response 22

Respondent Details

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

Q1. Are you completing this form as an:
Individual

Your comments

<p>Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood 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 broadly in favour development but would like to make one comment on the paddock development.</p> <p>I would prefer that the paddock area be left as natural as possible (as it is now) without creating all the new paths criss-crossing over the field. Bowlands Lane is such a nice little path with the tall trees and hedge on either side, linking the two halves of the village on either side of the A415. It's an important link to the High Street from Watery Lane or the Oxford Road.</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 Burcot and Clifton Hampden 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 and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

Title	Mrs
Name	Sue M Colman
[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

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

[REDACTED]

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

[REDACTED]

Response 23

Respondent Details

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

Q1. Are you completing this form as an:
Individual

Your comments

<p>Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood 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 wholly in favour of the neighbourhood plan which offers a very fair solution to the problems faced. I will certainly support it in a referendum.</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 Burcot and Clifton Hampden 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 and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

Title	Mr
Name	Geoffrey Guinness

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

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

[REDACTED]

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

[REDACTED]

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

Title	Mr
Name	nicholas slade
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

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

[REDACTED]

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

[REDACTED]

Response 25

Respondent Details

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

Q1. Are you completing this form as an:
Individual

Your comments

<p>Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood 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>Thank you for the opportunity to comment on the Neighbourhood Plan. I support the Plan and have no comments to make. I look forward to having the opportunity to vote on the matter at referendum.</p>

Public examination

<p>Q6. Most neighbourhood 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 Burcot and Clifton Hampden 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 and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

Title	mrs
Name	miriam slade
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

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

[REDACTED]

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

[REDACTED]

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

Title	Mrs
Name	Yvonne Gordijn
[REDACTED]	
[REDACTED]	
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	[REDACTED]

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

[REDACTED]

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

[REDACTED]

Response 27

Respondent Details

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

Q1. Are you completing this form as an:
Individual

Your comments

<p>Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood 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 proposed plans . This is a perfect opportunity to upgrade existing and build new facilities</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 Burcot and Clifton Hampden 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 and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

Title	Mr
Name	Eric Van Bommel
[REDACTED]	
[REDACTED]	
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

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

[REDACTED]

Response 28

Respondent Details

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

Q1. Are you completing this form as an:
Individual

Your comments

<p>Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood 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 welcome the opportunity to comment on the Neighbourhood Plan. The Parish Council has worked hard to include all the community in its development. I fully support the plan as I feel it will bring a much needed regeneration of the area and provide facilities for existing and future generations. I believe that the proposed developments will be sympathetic to the village. Whilst the allotments do provide a wildlife habitat they are not being used for their original purpose and the increasing number of visitors to the village will have an even greater impact on our wildlife if we do not have appropriate facilities for them to use.</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 Burcot and Clifton Hampden 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 and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

Title	Mrs
Name	Linda Hayden
[REDACTED]	
[REDACTED]	
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	[REDACTED]

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

[REDACTED]

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

[REDACTED]

Response 29

Respondent Details

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

Q1. Are you completing this form as an:
Individual

Your comments

<p>Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood 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 have lived in Clifton Hampden all my life and [REDACTED]. I fully support the plan and look forward to being able to vote in the referendum.</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 Burcot and Clifton Hampden 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 and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

Title	Mrs
Name	Rita Kelly
[REDACTED]	
[REDACTED]	
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

How did you find out about the Burcot and Clifton Hampden Neighbourhood Plan consultation?

[REDACTED]

[REDACTED]

[REDACTED]

Response 30

Respondent Details

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

Q1. Are you completing this form as an:
Individual

Your comments

<p>Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood 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 happy to support the neighbourhood plan

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

Title	Mrs
Name	Jillian Guinness
[REDACTED]	
[REDACTED]	
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	[REDACTED]

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

[REDACTED]

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

[REDACTED]

Response 31

Respondent Details

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

Q1. Are you completing this form as an:
Individual

Your comments

<p>Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood 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>Thank you for the opportunity to comment on the Neighbourhood Development Order / Neighbourhood Development Plan I support the Development Order/ Neighbourhood Development Plan and have no objections but welcome the opportunity to vote in the referendum.</p> <p>I think it is important to the the development process up and running as soon as possible. The area needs this development.</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 Burcot and Clifton Hampden 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 and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

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

██████████████████████████████

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

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Response 32

Respondent Details

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

Q1. Are you completing this form as an:
Individual

Your comments

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

Public examination

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

[REDACTED]

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

[REDACTED]

[REDACTED]

Response 33

Respondent Details

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

Q1. Are you completing this form as an:
Individual

Your comments

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<p>I have submitted comments previously and wish that those still stand. I (as a retired Occupational Therapist) support the Plan) because of the need for a new surgery. It would be possible to have additional rooms where various activities could take place. NHS structure is undergoing change together with Social Care and Voluntary Services. Opportunity for merging and joint working for services.</p>

Public examination

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Title	Mrs
Name	Dalleen Mary Last
[REDACTED]	
[REDACTED]	
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	[REDACTED]
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Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the plan?

[REDACTED]

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

[REDACTED]

Response 34

Respondent Details

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

Q1. Are you completing this form as an:
Individual

Your comments

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

Public examination

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Title	Mr
Name	David Croft
[REDACTED]	
[REDACTED]	
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	[REDACTED]

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

[REDACTED]

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

[REDACTED]

Response 35

Respondent Details

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

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Individual

Your comments

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

Public examination

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No, I do not request a public examination

Your details and future contact preferences

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Title	-
Name	Debbie Croft
[REDACTED]	
[REDACTED]	
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	[REDACTED]
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[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

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

[REDACTED]

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

[REDACTED]

Response 36

Respondent Details

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

Q1. Are you completing this form as an:
Individual

Your comments

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<p>I fully support the plan and welcome the opportunity to vote in the referendum. I have been a very active member of the community and view this development as extremely beneficial. John Hill</p>

Public examination

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Title	Mr
Name	John Hill
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
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[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

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

[REDACTED]

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

[REDACTED]

[REDACTED]

Response 37

Respondent Details

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

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Individual

Your comments

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<p>I have lived in Clifton Hampden and been an active member of the community for over 40 years and I fully support the plan. Our community needs new young families to volunteer to support the village institutions, to join the school and to help conserve and preserve our community into the future. I look forward to voting at the referendum.</p> <p>(I hope this is not a duplication as I cannot see that I received an acknowledgment previously - if this is my mistake please discount)</p>

Public examination

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No, I do not request a public examination

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Title	Mrs
Name	Penny Hill
[REDACTED]	
[REDACTED]	
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
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[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

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

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Response 38

Respondent Details

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

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Individual

Your comments

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

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Title	-
Name	Estelle Slatford
[REDACTED]	
[REDACTED]	
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[REDACTED]	[REDACTED]

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

[REDACTED]

Response 39

Respondent Details

[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
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[REDACTED]	[REDACTED]
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Title	-
Name	Russell Slatford
[REDACTED]	
[REDACTED]	
[REDACTED]	
[REDACTED]	[REDACTED]
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[REDACTED]	
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Q9. How did you find out about the Burcot and Clifton Hampden Neighbourhood Plan consultation?

[REDACTED]

Response 40

Respondent Details

[REDACTED]

[REDACTED] [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] [REDACTED]

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Individual

Your comments

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Comments on the Clifton Hampden and Burcot Neighbourhood Plan

1. The submitted Neighbourhood Plan is not in a suitable form for approval. Although, it claims that the NDO proposals will not be included on the advice of SODC, paragraph 8.4 does so, and discussion of the GP surgery and school expansion is also taken from the NDO and is not suitable for the NP. In addition, there are several errors and omissions.
2. The map of the Clifton Hampden Neighbourhood Area September 2020 clearly shows that the Barley Mow and its car park lie outside the Area. They lie in the Long Wittenham Neighbourhood Area. This error is repeated throughout the Plan.
3. Paragraph 2.5 claims that there are three pubs in the Plan area, however, there is only one: the Chequers pub in Burcot. The Barley Mow is in Long Wittenham and the Plough is no longer functioning as a pub, only providing bed and breakfasts.
4. Paragraph 3.5, will there be two referendums, one on the NDO and one on the NP?
5. What does paragraph 1.5 mean "intentionally deleted"?
6. The consultation on the NDO and the NP in 2022 revealed considerable opposition to the NDO and the NP.
7. Paragraph 1.9. The parish includes a stretch of the River Thames, mature woodland and hedgerows so it is disappointing that it does not merit a Strategic Environment Assessment.
8. Burcot is a hamlet not a village.
9. Clifton Hampden includes significant gravel resources but it is claimed that OCC's minerals policy is not relevant? Why?
10. Paragraph 3.9. The Conservation Area map curiously includes the Barley Mow pub thus differing from the Neighbourhood Plan Area. Spelling mistake "Hampden" not "Hamden"
11. Paragraph 4.4. The "confirmatory survey 2018" was so badly designed that no statistical conclusions may be drawn.
12. The claim that villagers wanted the parish to "grow in size" should be qualified: only a very modest growth was envisaged and certainly there was no intention to breach Green Belt and Conservation Area restrictions.
13. Paragraph 4.9 states that only 2 parishioners supported "the daft NP"!!
14. BCH5 incorrectly claims "This policy has therefore been removed and a new policy BCH5 Protecting Community Facilities" included.

Q2. You can provide your comments on the Burcot and Clifton Hampden 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.

15. Paragraph 5.1 The claim is made that many of the village amenities have been gifted to the village by the Gibbs family. Of the 10 or so amenities listed, only the Thames wharf and the Recreation field have been gifted.
16. Paragraph 6.2 should be omitted because it is a major part of the NDO application. It is not clear why improvements cannot be made on site.
17. BCH1. School improvements. The school is already full and when the new schools planned for Culham and Berinsfield are opened, they should cater for any increased demand. The school belongs to the CofE and the local authority rather than the Parish.
18. BCH2 the statement concerning the allotments is not clear "provided that there are sufficient plots remaining"
19. Burcot. It should be made clear that proposals for development in Burcot will only be supported if they meet Green Belt conditions.
20. The design principles for Burcot should consider the views of Burcot from the river and the undesirability of further housing on the river frontage. The plot descriptions in design principles 1, 2, 3 refer to housing on the north side of the A415 and Burcot development on the south side of the road is not considered. In particular, the need to conserve the mature woodland should be included.
21. The plan omits consideration of Burcot Farm business park and housing. There is no consideration of Clifton Heath and the development down the White House lane.
22. BCH5 again refers to the Barley Mow and the Plough.
23. BCH& should include extension of the foot and cycle paths to neighbouring villages , Berinsfield, Dorchester, Long Wittenham and Culham and links to public transport..
24. BCH 9. A map of the so-called Green Infrastructure Network is needed
25. Mention should be made of the water flowing into the Thames from the parish, including the need to restrict the release of raw sewage.
26. Paragraph 8.4 should be omitted from the Plan because it is part of the NDO.
27. The "policies" maps only include Clifton Hampden and are incorrect in showing the Barley Mow.
28. In conclusion, the Plan needs revision and more public discussion before adoption

Christine McCulloch, [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 Burcot and Clifton Hampden Neighbourhood Plan:

Yes, I request a public examination

Public examination

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

The Neighbourhood Plan needs public discussion because of the poor support it aroused at the last consultation.

Your details and future contact preferences

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

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

[REDACTED]

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

[REDACTED]

Response 41

Respondent Details

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

Your comments

<p>Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood 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 would like to register my objection to the proposed Neighbourhood Plan (NP). The process in creating this document has been significantly overshadowed and compromised by the NDO submission, and resulted in much confusion and uncertainty. I request a public hearing, as this will be the only opportunity for residents to have an unbiased fully transparent forum to understand fully the implications of these documents and their votes, if it goes to referendum.</p> <p>It is of my opinion, based on understanding of planning matters and documents available to me, that the NP does not comply with the Basic Conditions required for approval, a number of the policies are either too ambiguous, omit key evidence in support of them, the process was confusing and residents were provided incomplete and misleading information to base their decisions:</p> <p>A) Basic conditions 1) Failure to Basic Condition d)</p> <p>The NP provides insufficient and proportionate evidence on how the draft neighbourhood plan guides development to sustainable solutions.</p> <p>i) No Sustainability Appraisal was conducted, although not required by law, the fact that the NP states its intention of improve sustainability, an appraisal of the current status of sustainability and future risks and mitigations, would help to provide evidence to support the justification for the policies that are included in the NP.</p> <p>ii) There is insufficient clarity on policies in the NP that directly address sustainability in relation to environmental, social and economic.</p> <p>iii) There are a number of key policies lacking that contribute to the sustainability of the parish. For example, there are no references to sustainable travel, carbon reduction, light pollution, biodiversity, mitigations for developments outside the neighbourhood development area, to safeguard encroachment and urban sprawl. There is no sustainable travel policy for example. Local plan (TRANS2) it states: In Neighbourhood Development Plan areas, it will be important to ensure that</p>

Q2. You can provide your comments on the Burcot and Clifton Hampden 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.

sustainable transport movements are incorporated into Neighbourhood Development Plans.

2) Failure to Basic Condition e)

NP supports housing development (BCH3 & 4) in the Green Belt and in a designated Small Village which does not comply with a number of defined policies in the Local Plan, for example STRAT 6 (Green Belt), as well as DES2 (Enhancing Local Character), ENV6 (Historic Environment) and ENV8 (Conservation Areas);

The NP is contrary to Local plan policies: H8 (Housing in the Smaller Villages Policy), and H16 (Backland and Infill Development and Redevelopment Policy).

In the NP The reference to this policy is misleading stating: "Policy H8 guides housing development in the Smaller Villages – allowing for growth of up to 10% in the housing stock - but for Burcot and Clifton Hampden this policy is curtailed by their location in the Green Belt and the lack of available land within their existing built up areas". Between Burcot and Clifton Hampden there has been in fact 5.8% increase in dwellings since 2011. Therefore policies in the NP that support development (BCH3 and 4) do not state that development should be restricted to infill or backfill in line with the local plan policies.

If the plan is seeking to adopt the point 3 of the H8 policy in the Local plan, no sites have been allocated in the NP to comply with it.

B) Confusing and insufficient Public Consultation

It is clearly evident is the confusion between the line that separates the NP and NDO. The over emphasis on the NDO during consultations, has limited contributions to the NP and therefore there is a risk that it will not be fit for purpose. It was also documented in the consultation summary that people had confused the NDO and NP.

Many of the policies are without a statement of purpose, a summary of relevant evidence and a clear planning rationale, and lack conciseness are too unambiguous. Commenting during consultations was therefore challenging.

C) Misleading evidence

The reference to statistics in the consultations insufficiently represent the views that were expressed during those sessions. For example in the 2015 village survey (<https://cliftonhampden.org.uk/wp-content/uploads/2021/03/Burcot-and-Clifton-Hampden-Village-Plan-Survey-Topline-Results-Version-2-NR-excluded.pdf>) residents were asked:

Q11. Do you think there is a need for new housing within the parish boundary? if so, please indicate the number of houses you think we need by each type (Tick one box in each row)

Notable responses that don't align with the Parish Council argument:

33% said there was no need for any 1-2 bed houses (the highest score of 1-2 beds)

31% said there was no need for any 3-4 bed houses (the 2nd highest score of 3-4 beds)

79% said there was no need for any 5+ bedroom houses (the highest score by a very large margin of 5+ beds)

Q12. Where would you like the new houses to be built? (Tick all that apply)

The most popular responses where

55% on existing sites where building can be demolished

50% on smaller developments

Only 11% wanted large developments of 10 or more houses

Compare these with the Parish Council's analysis of housing need and note how they conflate Q11 and Q12 to exclude data that doesn't suit their argument. <https://cliftonhampden.org.uk/wp-content/uploads/2021/02/Paper-Housing-Numbers-and-Types-Publication-Version-Final.pdf>

Q2. You can provide your comments on the Burcot and Clifton Hampden 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.

D) Conflicting purpose overall purpose of NP process.

1) Reading the Neighbourhood plan the reader would have to conclude that the NP as been conceived only to support the unimpeded implementation of NDO rather than fulfil the true purpose of a NP to enable a community to develop a shared vision for their neighbourhood and shape the development and growth of their local area.

2) There is undue emphasis on the surgery, ignoring details about any other amenities and their value to the community. The surgery description mainly seeks to justify the VSC associated with the NDO, but does not take a balanced view that most of the shortcomings of the current surgery could be met by redeveloping the existing site, in line with Local Plan policy H16. Interestingly there is no report on the condition of the existing surgery and what would need to be done, if anything, to bring it up to a suitable condition for future use.

3) It is questionable whether the policies have clear purpose, evidence and clear planning rationale, and provide the neighbourhood with sufficient guidelines for development that will be sustainable and protect the heritage and character of the village.

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 background section needs to be more complete.

Policies need to be more concise and unambiguous:

BCH1 School - Rationale and evidence is needed

BCH2 Enhancing community facilities - the list is incomplete, and if policies are created for some amenities, then all amenities should be considered, complete with rationale

BCH 3 and 4 - following guidelines in SODC LP DES1, and Culham and Sutton Courtney's good example, a Design Code should be created to replace these, and one policy created to say that development will follow the Design Code.

BCH 5 - again this does not include all amenities. It would be better to have one policy that is about protecting and enhancing community amenities.

BCH 6 - this is ambiguous. It is unclear what this is directly related to. I am not sure how the policy provides additional protection to local heritage assets, they are better protected by National and Local policy, given the plans to use an NDO to build in the middle of the village on the conservation area.

BCH 7 - This is only focussed on two cycle paths, and excludes consideration of footpaths

BCH9 - There is a lack of evidence, and it is a bit unclear what infrastructure is being referred to, as it is not well documented in the background section of the document

No policies on Sustainable Transport, Protection and enhancement of conservation 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 Burcot and Clifton Hampden Neighbourhood Plan:

Yes, I request a public examination

Public examination

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

I request a public hearing, as this will be the only opportunity for residents to have an unbiased fully transparent forum to understand fully the implications of these documents and their votes, if it goes to referendum. The process in creating this document has been significantly overshadowed and compromised by the NDO submission, and resulted in much confusion and uncertainty. I am concerned that this document needs proper discussion given the part it plays in future development in the Neighbourhood.

Your details and future contact preferences

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

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

[REDACTED]

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

[REDACTED]

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██████

Response 42

Respondent Details

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

Q1. Are you completing this form as an:
Individual

Your comments

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<p>I would like to register my objection to the proposed Neighbourhood Plan (NP) because:</p> <p>1, It fails to meet the Basic Conditions required (4B Town & Country Planning Act 1990), and a number of its policies are either too vague to qualify, or omit key evidence in support of them.</p> <p>Specifically:</p> <p>(I) Failure to meet Basic Condition (a) because this NP opposes National Planning Policy Framework by presenting policies which do not support the preservation of the visual and spatial openness of the Green Belt, nor the purposes of the Green Belt, and, do not protect against encroachment into the countryside;</p> <p>(II) Failure to meet Basic Condition (c) because the NP's policies do not attempt to preserve or enhance the character or appearance of the Conservation Area, through common and proper means at its disposal. For example, the NP does not offer policies addressing design codes for new development, or, light pollution standards in the conservation area, to name just two areas of significant lost opportunity;</p> <p>(III) Failure of Basic Condition (d) as the NP does not provide policies which contribute to the achievement of sustainable development, for example, there is no sustainable travel policy and so does not support TRANS2 of the Local Plan. Also, there is an absence of policies to promote bio-diversity or carbon reduction;</p> <p>(IV) Failure to Basic Condition (e) because this NP supports housing development (BCH3 & 4) in the Green Belt and in a designated Small Village which does not comply with a number of defined policies in the Local Plan, for example STRAT 6 (Green Belt), as well as DES2 (Enhancing Local Character), ENV6 (Historic Environment) and ENV8 (Conservation Areas);</p> <p>It is essential for me to highlight that there are no actual and credible Very Special Circumstances presented within the NP which might outweigh the above failures to meet the Basic Conditions, in order for this NP to be considered appropriate for approval.</p>

Q2. You can provide your comments on the Burcot and Clifton Hampden 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.

2, Most of the policies promoted in the NP are presented without a clear and unambiguous statement of purpose, do not have relevant supporting evidence nor a clear planning rationale. For example, BCH1, BCH2, BCH5, BCH6 and BCH8.

3, The NP does not fulfil the requirements of a well-prepared, comprehensive and community-consulted document.

Any significant inspection of this NP would expose the lack of scope and depth of the policies presented, in particular policies that an Examiner might regard as essential in order for the NP to be considered appropriate for approval. This NP, as prepared, appears to have been written with the purpose of supporting without disturbance, the concurrently submitted NDO.

This NP omits policies relating to a number of significant neighbourhood economic and social amenities, such as the Forge, petrol station and the light industrial area at Burcot Farm, as well as the Care Home.

4, Confusing and insufficient Public Consultation on the NP.

Of the extremely limited opportunity for a genuine consultative dialogue between the NP authors and the community that there has been, it was almost exclusively dominated with matters to do with the NDO, with precious little time or attention given by all parties to the NP, leaving most in the community confused about their differing purposes.

In order for good process, the NP ought to have been fully and properly developed and consulted upon, and then been proposed and adopted prior to commencing any subsequent NDO, which might arise in support of an accepted NP. At the moment we are presented with the cart before the horse.

I would please request the Inspector determine that the NP submitted is not fit for purpose. Moreover, the Inspector to direct that an effective, comprehensive and high quality NP ought to be developed for adoption by the community in the first instance, and only thereafter should any potential NDO be brought forward, as properly set in the context of its appropriate framework.

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.

I would like to register my objection to the proposed Neighbourhood Plan (NP) because:

1, It fails to meet the Basic Conditions required (4B Town & Country Planning Act 1990), and a number of its policies are either too vague to qualify, or omit key evidence in support of them.

Specifically:

(I) Failure to meet Basic Condition (a) because this NP opposes National Planning Policy Framework by presenting policies which do not support the preservation of the visual and spatial openness of the Green Belt, nor the purposes of the Green Belt, and, do not protect against encroachment into the countryside;

(II) Failure to meet Basic Condition (c) because the NP's policies do not attempt to preserve or enhance the character or appearance of the Conservation Area, through common and proper means at its disposal. For example, the NP does not offer policies addressing design codes for new

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(III) Failure of Basic Condition (d) as the NP does not provide policies which contribute to the achievement of sustainable development, for example, there is no sustainable travel policy and so does not support TRANS2 of the Local Plan. Also, there is an absence of policies to promote biodiversity or carbon reduction;

(IV) Failure to Basic Condition (e) because this NP supports housing development (BCH3 & 4) in the Green Belt and in a designated Small Village which does not comply with a number of defined policies in the Local Plan, for example STRAT 6 (Green Belt), as well as DES2 (Enhancing Local Character), ENV6 (Historic Environment) and ENV8 (Conservation Areas);

It is essential for me to highlight that there are no actual and credible Very Special Circumstances presented within the NP which might outweigh the above failures to meet the Basic Conditions, in order for this NP to be considered appropriate for approval.

2, Most of the policies promoted in the NP are presented without a clear and unambiguous statement of purpose, do not have relevant supporting evidence nor a clear planning rationale. For example, BCH1, BCH2, BCH5, BCH6 and BCH8.

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I would please request the Inspector determine that the NP submitted is not fit for purpose. Moreover, the Inspector to direct that an effective, comprehensive and high quality NP ought to be developed for adoption by the community in the first instance, and only thereafter should any potential NDO be brought forward, as properly set in the context of its appropriate framework.

Public examination

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

████████████████████

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

██████████

██████████

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

Title	Mr
Name	Simon Russell
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[REDACTED]	[REDACTED]

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[REDACTED]

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[REDACTED]

Response 44

Respondent Details

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Q1. Are you completing this form as an:
Individual

Your comments

<p>Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood 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>Thank you for the opportunity to comment on the Neighbourhood Development Order / Neighbourhood Development Plan I support the Development Order/ Neighbourhood Development Plan and have no objections but welcome the opportunity to vote in the referendum.</p> <p>The benefits to the community are overwhelming with a unique opportunity to secure amenities that will profit the Parish for generations. The Parish voted for new housing and the development has been well designed with alterations made after further consultation.</p>

Public examination

<p>Q6. Most neighbourhood 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 Burcot and Clifton Hampden Neighbourhood Plan:</p>
Don't know

Your details and future contact preferences

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

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

[REDACTED]

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

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Title	Mrs
Name	Jenny Caw
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[REDACTED]	[REDACTED]

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

[REDACTED]

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

[REDACTED]

Response 46

Respondent Details

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[REDACTED] [REDACTED]

Q1. Are you completing this form as an:

Individual

Your comments

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I have serious reservations about the Burcot and Clifton Hampden Neighbourhood Plan. I therefore request that the Inspector's examination allows a public hearing to enable the views of the residents to be heard. Also, a change in the membership of the Parish Council from May necessitates this.

The plan fails to meet the basic conditions:

Does it contribute to the achievement of sustainable development?

- No – there is no sustainable travel policy. Discussion of housing needs in the Parish and how they may be met are to no avail if future residents are to be reliant on cars to meet their daily needs.
- There are no policies to protect the Conservation Area, promote biodiversity or limit light pollution.

The plan appears to have been written solely to support the NDO and ensure its implementation.

Is the NP in general conformity with the strategic policies contained in the development plan for the area of the authority?

- The plan is in conflict with H8 – housing in the Smaller villages policy, H16 – Backland and infill development and redevelopment policy

The Local Plan doesn't set a requirement for smaller villages to deliver additional housing. Sandford upon Thames which is also in "washed-over" Green Belt appears to have abandoned its Neighbourhood Plan!

Burcot has seen an increase in the number of houses since 2011 and there is still available land for infill to meet local needs.

Statistics used to justify the number, type and location of houses have been either misinterpreted or subjectively selected to bolster the argument for the "needs" of the Parish. Practically no-one wanted large houses, a majority favoured sites where buildings could be demolished and only a few people

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wanted developments of 10 or more houses.

The NP has been devised to support what is a prepackaged Neighbourhood plan designed to satisfy the Gibbs' interests and enable them to dispose of the rump of their assets locally.

The surgery (BCH5) has been used as an emotive weapon in the NP. The threat that without the NP we will lose our surgery has played an important function in the campaign to ensure the NP and NDO's success. No serious consideration has been given to how the existing surgery could be updated to meet requirements or how a surgery outside the Parish could meet our needs. As it is, most people drive to the surgery and an enlarged surgery in the village would merely add to the traffic problems in the village.

The school (BCH1) is also used as an emotive threat – it occupies a small site in the middle of Clifton Hampden – the building is already unfit for purpose having for many years had a maximum of 40 to 50 pupils – now over 100, mostly from outside the parish. How will ploughing money into development be sustainable? When Culham is developed there will be new schools and many of us cannot foresee the local authority supporting Clifton Hampden beyond 2035.

Other community assets such as the petrol station, car repair facilities in Clifton Hampden and Burcot and the forge have been ignored in the Plan. These are all worthy of protection.

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 Burcot and Clifton Hampden Neighbourhood Plan:

Yes, I request a public examination

Public examination

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

I and others have serious reservations about the Burcot and Clifton Hampden Neighbourhood Plan. I therefore request that the Inspector's examination allows a public hearing to enable the views of the residents to be heard. Also a change in the membership of the Parish Council from May necessitates this.

Your details and future contact preferences

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

Title	-
Name	David Williams
[REDACTED]	
[REDACTED]	
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	[REDACTED]

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

[REDACTED]

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

[REDACTED]

Response 47

Respondent Details

[REDACTED]

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

Q1. Are you completing this form as an:

Individual

Your comments

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood 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.

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

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 evidence except a local opinion which is that this is a great opportunity for the village to have a say in what future housing in the area looks like. This is a positive addition.

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 Burcot and Clifton Hampden Neighbourhood Plan:

Don't know

Your details and future contact preferences

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

Title	Mrs
Name	Frederique Slezak-Doreau
[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
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[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	[REDACTED]

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

[REDACTED]

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

[REDACTED]

[REDACTED]

[REDACTED]

Response 48

Respondent Details

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

Q1. Are you completing this form as an:
Individual

Your comments

<p>Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood 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>Thank you for the opportunity to comment on the Neighbourhood Plan. I support the Plan and have no comments to make. I look forward to having the opportunity to vote on the matter at referendum.</p>

Public examination

<p>Q6. Most neighbourhood 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 Burcot and Clifton Hampden Neighbourhood Plan:</p>
Don't know

Your details and future contact preferences

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

Title	Mr
Name	Franck Doreau
[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
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[REDACTED]	[REDACTED]

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

[REDACTED]

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

[REDACTED]

[REDACTED]

[REDACTED]

Response 49

Respondent Details

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

Q1. Are you completing this form as an:

Individual

Your comments

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood 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.

Thanks very much for the opportunity to comment on this plan. I very much support the Burcot and Clifton Hampden Neighbourhood Plan and really hope it goes ahead. We need new houses for local residents and we need a Surgery that is both accessible and modern.

I also welcome the opportunity to vote in the referendum.

With many thanks,

Diana Patrick

[REDACTED]
[REDACTED]
[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 Burcot and Clifton Hampden Neighbourhood Plan:

Yes, I request a public examination

Public examination

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

The Community needs to be involved in this very important vote that will be life changing for it's citizens.

Your details and future contact preferences

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

Title	Ms
Name	Diana Patrick
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Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the plan?

██████████████████████████████

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

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Response 50

Respondent Details

[REDACTED]

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

Q1. Are you completing this form as an:

Individual

Your comments

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood 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 have a number of objections to the proposed Clifton Hampden NDO - these include:

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

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood 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.

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

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

Public examination

Q6. Most neighbourhood 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 Burcot and Clifton Hampden Neighbourhood Plan:

Yes, I request a public examination

Public examination

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

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

Your details and future contact preferences

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

Title	Mr
Name	Bob Soni

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

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

████████████████████

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

██████████

Response 51

Respondent Details

[REDACTED]

[REDACTED] [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] [REDACTED]

Q1. Are you completing this form as an:

Individual

Your comments

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood 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 Burcot and Clifton Hampden Neighbourhood Plan for a number of reasons:

1. The NP does not meet the basic conditions around sustainability - There are no policies to protect and enhance the conservation area, limit light pollution, promote biodiversity.
2. There is no sustainable policy around travel / transport movements
3. The majority of the NP policies are supporting and promoting development which is contrary to Green Belt Act and ENV policies in the Local Plan
4. The NP appears to have been created purely to support the 'Landowner / Developer led' NDO and as such is not fit for purpose

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 Burcot and Clifton Hampden Neighbourhood Plan:

Yes, I request a public examination

Public examination

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

There have been significant 'governance' issues around the way consultations have been managed and extremely blurred lines between the NP and NDO which has limited contribution to the NP. Those responsible for managing this, need to be held to account at a public hearing.

In addition, a number of policies are imprecise and ambiguous - e.g.

- BCH1 School improvements
- BCH2 Enhancing community facilities
- BCH3 and 4 Design principles in Burcot and Clifton Hampden
- BCH 5 Protecting Community Facilities
- BCH6 Local Heritage assets
- BCH7 Footpaths and cycle paths
- BCH8 Provision of well designed energy efficient buildings and place
- BCH9 Green Infrastructure

We need to be able to ask direct questions to obtain the clarity required.

Your details and future contact preferences

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

Title	-
Name	Bob Soni
[REDACTED]	
[REDACTED]	
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
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[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
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[REDACTED]	[REDACTED]

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

[REDACTED]

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

██████████

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

Title	Mr
Name	Brian Ward
[REDACTED]	
[REDACTED]	
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
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[REDACTED]	[REDACTED]

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

[REDACTED]

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

[REDACTED]

Response 53

Respondent Details

[REDACTED]

[REDACTED] [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] [REDACTED]

Q1. Are you completing this form as an:

Individual

Your comments

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood 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 completely support this proposal!

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

Title	Mr
Name	Michael Rochford

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

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

[REDACTED]

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

[REDACTED]

Response 54

Respondent Details

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

Q1. Are you completing this form as an:
Individual

Your comments

<p>Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood 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 completely support this plan

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

Title	Mrs
Name	Janet Rochford
[REDACTED]	
[REDACTED]	
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	[REDACTED]
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Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the plan?

[REDACTED]

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

[REDACTED]

Response 55

Respondent Details

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

Q1. Are you completing this form as an:
Individual

Your comments

<p>Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood 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 have several criticisms of the proposed Neighbourhood Plan (NP). It seems to me that the previous PC, most of whom resigned in 2023, has concentrated on the NDO to the detriment of the NP. The NP has barely been debated and there is considerable confusion between it and the NDO. One consequence of this is that if the NDO fails - as it should do - we will be left with an NP that is unfit for purpose.</p> <p>More specifically, the policies as outlined do not comply with sustainability criteria eg over travel policy. For example, there is no policy to protect and enhance the conservation area, to limit light pollution or to promote biodiversity.</p> <p>In terms of conformity with strategic policies in the local development plan, the NP conflicts with H8 on housing in smaller villages and H16 on Backland and Infill development and redevelopment policy. Most of the NP policies seem to be supporting and promoting policies that are contrary to Green Belt and Environmental policies as set out in the local plan.</p> <p>The NP has ignored opinions in the parish on housing. For example, a village survey from 2015 found that only 11% wanted large developments of 10 or more houses. 79% said there was no need for any 5+ bedroom housing.</p> <p>On specific policies, there is little evidence of clear planning rationale or concise and unambiguous attitudes in relation to school improvements, enhancing community facilities, design principles, protection of community facilities or the provision of well designed and energy efficient buildings. There is no clear purpose or rationale behind the comments on local landscape character.</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.

I believe that the incoming PC should be tasked with reworking the NP in a way that more clearly reflects the needs of the community and avoids the pitfall of it becoming merely a backdrop to the NDO.

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 Burcot and Clifton Hampden Neighbourhood Plan:

Yes, I request a public examination

Public examination

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

As mentioned in my comments, the NP has received barely any coverage within the village due to the PC's obsession with the NDO. It is important that the long-term future of the village should be examined, not just the short-termism associated with the NDO. A public hearing will provide a chance for villagers to put forward their views.

Your details and future contact preferences

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

Title	Mr
Name	Nicholas Fielding
[Redacted]	
[Redacted]	
[Redacted]	
[Redacted]	[Redacted]
[Redacted]	[Redacted]

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

[REDACTED]

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

[REDACTED]

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

[REDACTED]

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

Title	-
Name	Richard Thomas
[REDACTED]	
[REDACTED]	
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[REDACTED]	[REDACTED]

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

[REDACTED]

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

[REDACTED]

[REDACTED]

Response 57

Respondent Details

[REDACTED]

[REDACTED] [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] [REDACTED]

Q1. Are you completing this form as an:

Individual

Your comments

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood 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.

The submitted neighbourhood plan is not in a suitable form for approval. Although it claims that the NDO proposals will not be included on the advice of the SODC, paragraph 8.4 does so. Discussion of the GP surgery and school expansion are also taken from the NDO and are not suitable. Likewise paragraph 6.2 should be omitted because it is a major part of the NDO application.

In addition there are several errors and omissions: For example

Paragraph 2.5 claims that there are three pubs in the Plan area. However there is only one, The Chequers Pub in Burcot. The plough no longer functions as a pub, only providing bed and breakfasts. The Barley Mow is in Long Wittenham.

Paragraph 1.9. The parish includes a stretch of the River Thames, mature woodland and hedgerows so it is disappointing that it does not merit a Strategic Environment Assessment.

Paragraph 5.1 The claim is made that many of the village amenities have been gifted to the village by the Gibbs family. Of the 10 or so amenities listed, only the Thames wharf and the Recreation field have been gifted.

Burcot. It should be made clear that proposals for development in Burcot will only be supported if they meet Green Belt conditions.

The plan omits consideration of Burcot Farm business park and housing. There is no consideration of Clifton Heath and the development down the White House Lane.

The NP should include extension of the foot and cycle paths to neighbouring villages, Berinsfield, Dorchester, Long Wittenham and Culham and links to public transport.

A map of the so-called Green Infrastructure Network is needed.

Mention should be made of the water flowing into the Thames from the parish, including the need to restrict the release of raw sewage.

The Plan needs revision and more public discussion before adoption.

There are no policies to protect and enhance the conservation area, limit light pollution, and promote biodiversity.

Q2. You can provide your comments on the Burcot and Clifton Hampden 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.

The Plan needs revision and more public discussion before adoption

I should like to request a public hearing.

Margaret Sarosi

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 Burcot and Clifton Hampden Neighbourhood Plan:

Yes, I request a public examination

Public examination

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

To examine and discuss all the issues described in the Neighbourhood plan

Your details and future contact preferences

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

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

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

██████████████████

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

██████████

Response 58

Respondent Details

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

Q1. Are you completing this form as an:
Individual

Your comments

<p>Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood 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 have been confused from the outset as to what the difference is between the Neighbourhood Plan and the supporting NDO. It seems to me that the interpretations made of the original NP has resulted in the excuse for a large scale Development plan that completely alters our status within a Conservation area and surrounding green belt land. Villagers who were questioned on the accessibility and conditions of local amenities and transport have been sold 'project fear' of losing their surgery and shop if they don't back the building projects proposed in the NDO.</p> <p>The current rate of infill (5.8% increase in dwellings since 2011) in the villages more than meets local housing needs and, as a smaller village, we should not be required to build over our green belt protections.</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 Burcot and Clifton Hampden Neighbourhood Plan:</p>
Yes, I request a public examination

Public examination

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

I think that the conflation of the NP and the NDO has confused villagers and that this has been allowed to happen in order to benefit those who stand to gain most from the development in the NDO.

Your details and future contact preferences

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

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

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

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Response 59

Respondent Details

[REDACTED]

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

Q1. Are you completing this form as an:

Individual

Your comments

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1). Once again, I have received no notification of this publicity period from you, despite being registered for SODC planning alerts and despite living in the middle of the Parish - so this does affect me and all residents of the Parish.

2). I request a public hearing with the Examiner for this highly contested and divisive proposal.

The Neighbourhood Plan isn't a neighbourhood plan, it is solely the Parish Council and other vested interests' expensive NDO, incorporated into a NP document funded by the taxpayer without their consultation or agreement. I have lived in Burcot since December 2017 and have never been consulted on what I would like to see in the NP, despite asking to help on the PC planning group (2 of us from Burcot at a meeting in early 2019, never followed up on for either of us despite repeated requests). Burcot residents (over half of the parish) needs are totally ignored in thi plan.

So my previous response and strong objection remains to this proposed neighbourhood plan..

The Neighbourhood Plan does not adequately address:

1). Protect the Green Belt and Conservation areas, this to include housing and solar farms. An addition should be made to note that SODC need to follow their own planning guidance and that No Exceptional Circumstances exist to take any more of our parish out of the Green Belt. This should be at the heart of the Neighbourhood Plan. As per local and government planning law NPPF Para 148, Strat 6, ENV 6, ENV 7, ENV 8, DES 8 and others.

2). As previously submitted, I oppose the NDO as it seeks to override (and set a national precedent to do so) Green Belt and Conservation area planning permissions.

3). A neighbourhood plan should equally include all neighbours. Burcot has achieved over 5% infill in the last 10 years, as planning guidance recommends for a small village. This should be recognised. We don't need a Design Strategy, we need the SODC planners to stop approving new homes in areas that have water systems which cannot accommodate new and/or larger houses. Restrictions on new building in oversubscribed roads should be adhered to by SODC planners and any further building quashed.

Q2. You can provide your comments on the Burcot and Clifton Hampden 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.

4). Burcot has no community amenities.

5). The Clifton Hampden Surgery Pharmacy is not available to Burcot Residents due to a ridiculous rule (Pharmacy Access Scheme) to benefit the Berensfield Pharmacy. This despite the fact that the CH Surgery is within reasonable and safer walking distance for Burcot residents, while the Berensfield pharmacy is further away and includes crossing a major road. With no public transport available, at all, in Burcot, this places a great burden on people who cannot drive and are therefore discriminated against. This scheme should be challenged.

6).The proposed new surgery. With [REDACTED] retiring, what commitment has the surgery provided? What is the legal position? Having a modern, imposing surgery in the centre of the village will cause parking and traffic chaos (with no public transport options for many surgery attendees). Surely a better alternative would be by the H roundabout or Golden Balls (perhaps sharing a new facility with Berinsfield) – with adequate public transport/parking for the majority of patients attending from outside of Clifton Hampden.

In summary, I feel that the NDO consultation has confused residents of the Parish and that the Neighbourhood Plan can only be agreed with further consultation, after the outcome of the NDO has been decided. By their nature, they are separate.

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.

Consult Burcot residents and follow planning law.

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 Burcot and Clifton Hampden Neighbourhood Plan:

Yes, I request a public examination

Public examination

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

The NDO (as stated by your officer) is unique and could set a precedent in undermining Green Belt protections. The decision is therefore of national importance.

This NDO is contentious and in no way community driven/led (as required) so a public hearing is necessary to ensure democracy and local opinion is respected.

Your details and future contact preferences

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

Title	-
Name	Dorian Grier
[REDACTED]	
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[REDACTED]	[REDACTED]
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Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the plan?

[REDACTED]

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

[REDACTED]

[REDACTED]

Response 60

Respondent Details

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

Q1. Are you completing this form as an:
Individual

Your comments

<p>Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood 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 strongly oppose the Neighbourhood Plan and request a Public Hearing. This NP exposes the community to future development because it has to accommodate the NDO which dictates we have to build 17 houses in our green belt conservation area.</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 Burcot and Clifton Hampden 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>So villagers' issues and queries can be discussed in an open, fair and democratic manner and the full implications can be understood.</p>

Your details and future contact preferences

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

Title	-
Name	amber juffkins
[REDACTED]	
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[REDACTED]	
[REDACTED]	[REDACTED]
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Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the plan?

[REDACTED]

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

[REDACTED]

Response 61

Respondent Details

[REDACTED]

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

Individual

Your comments

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I write to oppose the Neighbourhood plan on two main grounds:

1. Green Belt and Conservation Area

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

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

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

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

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

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood 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.

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

2. Traffic / Parking

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

As it stands, villagers themselves are struggling to find places to park their cars. The proposed expansion to the surgery and possible expansion of the school fails to take this into consideration. Indeed, any expansion of the surgery (and school) will only exacerbate the parking problem. The parking needs of current villagers should take priority before any development which adds further pressure to this can begin to be considered.

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

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

I also ask that a public meeting be arranged so that these and other concerns can be discussed with residents of the parish before this matter is decided by a referendum.

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 Burcot and Clifton Hampden Neighbourhood Plan:

Yes, I request a public examination

Public examination

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

A development of this size and nature, which threatens to have a dramatic impact on the quality of life of the residents, as well as setting a precedent for future rural development, justifies the need for a full public hearing.

Your details and future contact preferences

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

Title	Dr
Name	Ingeborg Dornan
[REDACTED]	
[REDACTED]	
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[REDACTED]	[REDACTED]

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

[REDACTED]

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

[REDACTED]

Response 62

Respondent Details

[REDACTED]

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

Q1. Are you completing this form as an:

Individual

Your comments

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood 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.

Unfortunately, I cannot support the Neighbourhood Plan in its current form. The unintended consequences of this plan could lead to intolerable traffic and parking congestion in the village centre. demonstrates how even subtle changes to the village can have significant consequences in a village that is already under considerable traffic and parking pressure. The enlargement of the surgery, mainly to service those outside the village, will in my view only make matters worse, especially as its seems only minimal additional parking has been allocated to the new surgery. Any further development to the school presents the same problem of increasing pressure on parking in the village. There is no guarantee over the proposed bypass and therefore traffic could continue to flow through the village centre and will now be servicing an increased surgery and increased numbers of residents in the village. I would want to see far more consideration and concrete plans regarding parking that not only neutralises additional development but actually improves the quality of life for residents in the village centre, including schemes that focus on residents, such as resident parking at the wharf, as I fear that it's quite possible that we will reach the point where a number of residents who live on the high street will not be able to park their cars anywhere in the village. On a technical point I would like to understand how it meets national planning basic conditions and very special circumstances and therefore please ask for a public meeting so that we may explore the issues with more parishioners before the issue is decided by a referendum.

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 Burcot and Clifton Hampden Neighbourhood Plan:

Yes, I request a public examination

Public examination

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

stated in previous response

Your details and future contact preferences

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

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

[REDACTED]

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

██████████

Response 63

Respondent Details

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[REDACTED]
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[REDACTED]

Q1. Are you completing this form as an:
Individual

Your comments

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<p>Thank you for the opportunity to comment on the Neighbourhood Plan. I support the Plan - the process has been very well run by those in the parish who have given up their time over a number of years to get this point. I believe it reflects the majority of views in the village, including my own. I also commend the plan for its creativity and desire to protect key assets and areas. I am confident it will make the parisher a better place to live, whilst reflecting the need to cater for an expanding community.</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 Burcot and Clifton Hampden 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 and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses, organisations or agents will be published in full, excluding identifying information of any individual employees. Further information on how we store personal data is provided in our privacy statement.

Title	-
Name	Nick Caw
[REDACTED]	
[REDACTED]	
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[REDACTED]	[REDACTED]
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[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	[REDACTED]

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

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Response 64

Respondent Details

[REDACTED]

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

Q1. Are you completing this form as an:

Individual

Your comments

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood 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 strongly object to the proposed Neighbourhood Plan. I think it is hopelessly vague and therefore weakened as it has to accommodate the NDO. An NDO that has been submitted in tandem with this Neighbourhood Plan to the extent that could well be a danger to the future of our community, rather than protecting it.

I have submitted my full response in the attached document.

Q3. You can upload supporting evidence here.

- File: 20230411 Response to Neighbourhood Plan.pdf - [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.

We have a Neighbourhood Plan proposal that's only reason for being is to carry through the proposed NDO. This NP should therefore be rejected by the Inspector. A new comprehensive plan should be developed that is well rounded, includes strong and community inspired policies and not obsessed with the NDO.

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 Burcot and Clifton Hampden Neighbourhood Plan:

Yes, I request a public examination

Public examination

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

In light of the clear confusion over the Neighbourhood Plan and the NDO by the community as has been stated by the NP Promotors in their documentation I believe a Public Hearing is essential.

I also think the NP is so weakened by the provision of the NDO that the risks this presents and the lost opportunities because of the obsession with the NDO also needs to be discussed openly.

Your details and future contact preferences

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

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

[REDACTED]

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

[REDACTED]

Neighbourhood Plan

Marc Juffkins

I strongly object to the proposed Neighbourhood Plan. I think it is hopelessly vague and therefore weakened as it has to accommodate the NDO. An NDO that has been submitted in tandem with this Neighbourhood Plan to the extent that could well be a danger to the future of our community, rather than protecting it.

In light of the clear confusion over the Neighbourhood Plan and the NDO by the community as has been stated by the NP Promoters in their documentation I believe a **Public Hearing** is essential.

Failure to meet Basic Conditions

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

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

Because:

- The NP allows the NDO which by definition goes against the NPPF policies that protect Greenbelt. Further details are in the NDO response I sent.

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

Because:

- No policies exist which protect and enhance the Conservation Area of Clifton Hampden. For example, building design and spatial considerations in keeping with the existing buildings and landscape in the village. The lack of light pollution policies could also be considered here as well.

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

Because:

- There is no travel policy contrary to TRANS2, which states it is important to ensure that sustainable transport movements are incorporated into Neighbourhood Development Plans.
- There are no policies to promote biodiversity or limit light pollution.
- The lack of sustainable development policies in the NP is in stark contrast to the policies that do exist to generally allow the NDO to go ahead. There has been little consideration in this area.

Failure against Basic Condition E because the NDO with the general conformity with strategic policies

Because:

- The Neighbourhood Plan supports development, which conflicts with the SODC Local Plan on "Smaller Villages", even with a Neighbourhood Plan the likely increase in housing would go way beyond the 5-10% expectation and even the NP Promoters stated 10-15%. My calculation for the Parish is since 2011 Census there have been 14 planning consents given for new dwellings to now, if we take a straight line calculation to 2035 then this would be

somewhere in the region of 28 planning consents plus the 17 houses provided by the proposed NDO – for a parish of 240 houses this would equate to nearly 20% growth and as such fails general conformity.

- Smaller villages are not expected to provide housing on green belt via Neighbourhood Plans, the Local Plan 3.58 gives substantial weight to protecting the Greenbelt. In any case it does not comply with, for example STRAT6 (Greenbelt), DES2 (Enhancing Local Character) or ENV8 (Conservation Areas).
- H16 – concerning “backland and infill development and redevelopment”. This is not satisfied by the NP. In addition if the Parish Council wishes to prepare an NP then the SODC will support this as long as it is commensurate to the scale and character of their village – expected to be 5-10% increase from the 2011 census but as I have already mentioned this NP with existing and future infill will lead to approximately a 20% increase in housing stock in Clifton Hampden and the parish in general.
- SODC doesn't have a Housing Land Supply need, it has satisfied its 5% Housing Land Supply need so there is not a requirement for Clifton Hampden to contribute to the district as a whole. The housing being proposed via the NDO is not satisfying any Local Need as the houses will be sold on the open market and Affordable Housing will be allocated within the District.

There is a lot of confusion in the community about how the NDO and NP interact and what the purpose of each is. It is very difficult for the lay person to understand how to respond to these consultations because what the NP or NDO is for, is not clear. The NP/NDO promoters have focussed on the NDO and via the various meetings only discuss the NDO. Firstly, people do not know what the NP is for. It gives the impression the NP is unimportant, but it is important because regardless if the NDO gets passed or not, if the NP is passed then we end up with a very weak NP that has been expressly designed to allow the NDO. If it allows the NDO through unclear policies and missing elements as above then we leave our parish exposed to further development. Either way it cannot be argued that having an NP that supports an NDO is a stronger protection for the parish than having no NP at all (as we are able as a “Smaller Village”) or an NP that is designed to allow just infill (which is already providing the growth the Local Plan expects).

This NP/NDO confusion would be a good reason alone for a Public Hearing.

This NP is vague, outside of the NDO lacks any purpose, is not community led (for reasons I have stated in my NDO submission) and does not fulfil the objective of providing the parish with a plan that should protect our most vulnerable and important assets – for example our Greenbelt in a Conservation Area. The Neighbourhood Plan should have had specific consultation outside of the NDO but it didn't. What a shame.

Therefore we have a Neighbourhood Plan proposal that's only reason for being is to carry through the proposed NDO. This NP should therefore be rejected by the Inspector. A new comprehensive plan should be developed that is well rounded, includes strong and community inspired policies and not obsessed with the NDO.

END

Response 65

Respondent Details

[REDACTED]

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

Q1. Are you completing this form as an:

Individual

Your comments

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood 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 strongly object to the proposed Neighbourhood Plan. It is vague and weak as it has to accommodate the NDO. This Neighbourhood Plan is a danger to the future of our community, rather than protecting it.

I have submitted a joint statement with my husband it is attached below.

Q3. You can upload supporting evidence here.

- File: Lisa Savage - Response to Neighbourhood Plan.pdf [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.

We have a Neighbourhood Plan proposal that's only reason for being is to carry through the proposed NDO - this means it is weak and leaves the community vulnerable to future planning. The NP fails on many Basic Conditions and has no credible Very Special Circumstances. This NP should therefore be rejected by the Inspector. A new comprehensive plan should be developed that is well rounded, includes strong and community inspired policies and not obsessed with the NDO.

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 Burcot and Clifton Hampden Neighbourhood Plan:

Yes, I request a public examination

Public examination

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

I actually think the NP needs to be rejected outright. However if it needs to a Public Hearing to confirm this then I support that.

Your details and future contact preferences

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

Title	Mrs
Name	Lisa
Job title (if relevant)	Juffkins
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Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the plan?

████████████████████

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

[REDACTED]

Neighbourhood Plan

Lisa Savage

I strongly object to the proposed Neighbourhood Plan. It is vague and weak as it has to accommodate the NDO. This Neighbourhood Plan is a danger to the future of our community, rather than protecting it.

In light of the clear confusion over the Neighbourhood Plan and the NDO by the community as has been stated by the NP Promotors in their documentation I believe a **Public Hearing** is essential.

Failure to meet Basic Conditions

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

Failure against Basic Condition A as the NP contravenes National Policies and Advice
Because:

- The NP allows the NDO which by definition goes against the NPPF policies that protect Greenbelt. Further details are in the NDO response I sent.

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

Because:

- No policies exist which protect and enhance the Conservation Area of Clifton Hampden. For example, building design and spatial considerations in keeping with the existing buildings and landscape in the village. The lack of light pollution policies could also be considered here as well.

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

Because:

- There is no travel policy contrary to TRANS2, which states it is important to ensure that sustainable transport movements are incorporated into Neighbourhood Development Plans.
- There are no policies to promote biodiversity or limit light pollution.
- The lack of sustainable development policies in the NP is in stark contrast to the policies that do exist to generally allow the NDO to go ahead. There has been little consideration in this area.

Failure against Basic Condition E because the NDO with the general conformity with strategic policies

Because:

- The Neighbourhood Plan supports development, which conflicts with the SODC Local Plan on "Smaller Villages", even with a Neighbourhood Plan the likely increase in housing would go way beyond the 5-10% expectation and even the NP Promotors stated 10-15%. My calculation for the Parish is since 2011 Census there have been 14 planning consents given for new dwellings to now, if we take a straight line calculation to 2035 then this would be somewhere in the region of 28 planning consents plus the 17 houses provided by the

proposed NDO – for a parish of 240 houses this would equate to nearly 20% growth and as such fails general conformity.

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- SODC doesn’t have a Housing Land Supply need, it has satisfied its 5% Housing Land Supply need so there is not a requirement for Clifton Hampden to contribute to the district as a whole. The housing being proposed via the NDO is not satisfying any Local Need as the houses will be sold on the open market and Affordable Housing will be allocated within the District.

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Therefore we have a Neighbourhood Plan proposal that’s only reason for being is to carry through the proposed NDO. This NP should therefore be rejected by the Inspector. A new comprehensive plan should be developed that is well rounded, includes strong and community inspired policies and not obsessed with the NDO.

END

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

Organisation (if relevant)	Thames Water
Organisation representing (if relevant)	-
Address line 1	1st Floor West
Address line 2	Clearwater Court
Address line 3	Vastern Road
Postal town	Reading
Postcode	RG1 8DB
Telephone number	-
Email address	██████████@thamewater.co.uk



E: [REDACTED]@thamewater.co.uk
M: [REDACTED]

South Oxfordshire District Council

Issued via email:

[REDACTED]@southandvale.gov.uk

1st Floor West
Clearwater Court
Vastern Road
Reading
RG1 8DB

06 April 2023

South Oxfordshire – BURCOT & CLIFTON HAMPDEN NEIGHBOURHOOD PLAN 2011 – 2034 SUBMISSION DRAFT

Dear Sir/Madam,

Thank you for allowing Thames Water Utilities Ltd (Thames Water) to comment upon the above.

As you will be aware, Thames Water are the statutory water supply and sewerage undertaker for the South and Vale area and are hence a “**specific consultation body**” in accordance with the Town & Country Planning (Local Planning) Regulations 2012.

We have the following comments on the consultation in relation to our water supply and sewerage undertakings:

Para 4.10 d.

We note that the Parish Council considered that our previous comments made in September 2022 “*were not felt to warrant a specific local policy in this NP*”. However no further justification is given. Most Neighbourhood Plans do not include text/policies on water and wastewater infrastructure so we repeat our comments below:

General Water and Wastewater Infrastructure Comments

A key sustainability objective for the preparation of Local Plans and Neighbourhood Plans should be for new development to be co-ordinated with the infrastructure it demands and to take into account the capacity of existing infrastructure. Paragraph 20 of the revised National Planning Policy Framework (NPPF), 2021, states: “*Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for... infrastructure for waste management, water supply, wastewater...*”

Paragraph 11 states: “*Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that:*

a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects”

Paragraph 28 relates to non-strategic policies and states: “*Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure...*”

Paragraph 26 of the revised NPPF goes on to state: “*Effective and on-going joint working between strategic policy-making authorities and relevant bodies is integral to the production of a positively prepared and justified strategy. In particular, joint working should help to determine where additional infrastructure is necessary....*”

The web based National Planning Practice Guidance (NPPG) includes a section on ‘water supply, wastewater and water quality’ and sets out that Local Plans should be the focus for ensuring that investment plans of water and sewerage/wastewater companies align with development needs. The introduction to this section also sets out that “*Adequate water and wastewater infrastructure is needed to support sustainable development*” (Paragraph: 001, Reference ID: 34-001-20140306).

Thames Water therefore recommends that developers engage with them at the earliest opportunity (in line with paragraph 26 of the revised NPPF) to establish the following:

- The developments demand for water supply infrastructure;
- The developments demand for Sewage/Wastewater Treatment and network infrastructure both on and off site and can it be met; and
- The surface water drainage requirements and flood risk of the development both on and off site and can it be met.

Thames Water offer a free Pre-Planning service which confirms if capacity exists to serve the development or if upgrades are required for potable water, waste water and surface water requirements. Details on Thames Water’s free pre planning service are available at: <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Water-and-wastewater-capacity>

In light of the above comments and Government guidance we agree that the Neighbourhood Plan should include a specific reference to the key issue of the provision of wastewater/sewerage and water supply infrastructure to service development proposed in a policy. This is necessary because it will not be possible to identify all of the water/sewerage infrastructure required over the plan period due to the way water companies are regulated and plan in 5 year periods (Asset Management Plans or AMPs). We recommend that the Neighbourhood Plan include the following policy/supporting text:

“Where appropriate, planning permission for developments which result in the need for off-site upgrades, will be subject to conditions to ensure the occupation is aligned with the delivery of necessary infrastructure upgrades.”

“The Local Planning Authority will seek to ensure that there is adequate water and wastewater infrastructure to serve all new developments. Developers are encouraged to contact the water/waste water company as early as possible to discuss their development proposals and intended delivery programme to assist with identifying any potential water and wastewater network reinforcement requirements. Where there is a capacity constraint the Local Planning Authority will, where appropriate, apply phasing conditions to any approval to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of the relevant phase of development.”

Water Efficiency/Sustainable Design

The Environment Agency has designated the Thames Water region to be “seriously water stressed” which reflects the extent to which available water resources are used. Future pressures on water resources will continue to increase and key factors are population growth and climate change.

Water conservation and climate change is a vitally important issue to the water industry. Not only is it expected to have an impact on the availability of raw water for treatment but also the demand from customers for potable (drinking) water. Therefore, Thames Water support the mains water consumption target of 110 litres per head per day (105 litres per head per day plus an allowance of 5 litres per head per day for gardens) as set out in the NPPG (Paragraph: 014 Reference ID: 56-014-20150327) and support the inclusion of this requirement in the Policy.

Thames Water promote water efficiency and have a number of water efficiency campaigns which aim to encourage their customers to save water at local levels. Further details are available on the our website via the following link:
<https://www.thameswater.co.uk/Be-water-smart>

It is our understanding that the water efficiency standards of 105 litres per person per day is only applied through the building regulations where there is a planning condition requiring this standard (as set out at paragraph 2.8 of Part G2 of the Building Regulations). As the Thames Water area is defined as water stressed it is considered that such a condition should be attached as standard to all planning approvals for new residential development in order to help ensure that the standard is effectively delivered through the building regulations.

Within Part G of Building Regulations, the 110 litres/person/day level can be achieved through either the ‘Calculation Method’ or the ‘Fittings Approach’ (Table 2.2). The Fittings Approach provides clear flow-rate and volume performance metrics for each water using device / fitting in new dwellings. Thames Water considers the Fittings Approach, as outlined in Table 2.2 of Part G, increases the confidence that water efficient devices will be installed in the new dwelling. Insight from our smart water metering programme shows that household built to the 110 litres/person/day level using the Calculation Method, did not achieve the intended water performance levels.

Proposed policy text:

“Development must be designed to be water efficient and reduce water consumption. Refurbishments and other non-domestic development will be expected to meet BREEAM water-efficiency credits. Residential development must not exceed a maximum water use of 105 litres per head per day (excluding the allowance of up to 5 litres for external water consumption) using the ‘Fittings Approach’ in Table 2.2 of Part G of Building Regulations. Planning conditions will be applied to new residential development to ensure that the water efficiency standards are met.”

Comments in Relation to Flood Risk and Sustainable Drainage Systems

The National Planning Practice Guidance (NPPG) states that a sequential approach should be used by local planning authorities in areas known to be at risk from forms of flooding other than from river and sea, which includes "Flooding from Sewers".

Flood risk sustainability objectives and policies should also make reference to ‘sewer flooding’ and an acceptance that flooding can occur away from the flood plain as a result of development where off site sewerage infrastructure and capacity is not in place ahead of development.

With regard to surface water drainage it is the responsibility of the developer to make proper provision for drainage to ground, watercourses or surface water sewer. It is important to reduce the quantity of surface water entering the sewerage system in order to maximise the capacity for foul sewage to reduce the risk of sewer flooding.

Limiting the opportunity for surface water entering the foul and combined sewer networks is of critical importance to Thames Water. Thames Water have advocated an approach to SuDS that limits as far as possible the volume of and rate at which surface water enters the public sewer system. By doing this, SuDS have the potential to play an important role in helping to ensure the sewerage network has the capacity to cater for population growth and the effects of climate change.

SuDS not only help to mitigate flooding, they can also help to: improve water quality; provide opportunities for water efficiency; provide enhanced landscape and visual features; support wildlife; and provide amenity and recreational benefits.

With regard to surface water drainage, Thames Water request that the following paragraph should be included in the Neighbourhood Plan "***It is the responsibility of a developer to make proper provision for surface water drainage to ground, water courses or surface water sewer. It must not be allowed to drain to the foul sewer, as this is the major contributor to sewer flooding.***"

Site Allocations

There are no new site allocations for us to comment upon. The level of information contained in the draft Neighbourhood Plan does not enable Thames Water to make an assessment of the impact the proposed development will have on the waste water/sewerage network infrastructure and sewage treatment works. To enable us to provide more specific comments we require details of the type and scale of development together with the anticipated phasing.

In relation to the Development Order we respond separately to this.

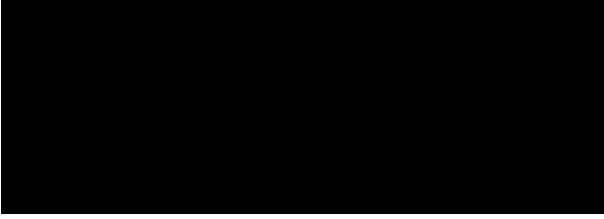
We recommend Developers contact Thames Water to discuss their development proposals by using our pre app service via the following link: <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Water-and-wastewater-capacity>

It should be noted that in the event of an upgrade to our sewerage network assets being required, up to three years lead in time is usual to enable for the planning and delivery of the upgrade. As a developer has the automatic right to connect to our sewer network under the Water Industry Act we may also request a drainage planning condition if a network upgrade is required to ensure the infrastructure is in place ahead of occupation of the development. This will avoid adverse environmental impacts such as sewer flooding and / or water pollution.

We recommend developers attach the information we provide to their planning applications so that the Council and the wider public are assured wastewater and water supply matters for the development are being addressed.

We trust the above is satisfactory, but please do not hesitate to contact [REDACTED] on the above number if you have any queries.

Yours faithfully,



Thames Water Property Town Planner

Response 67

Respondent Details

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

Q1. Are you completing this form as an:

Individual

Your comments

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood 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 below:

Thank you for the opportunity to comment on the Neighbourhood Plan. I support the Plan on which the whole village was asked an opinion some years ago.

S. Grimwood

Your details and future contact preferences

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

Title	-
Name	Sally Grimwood
Job title (if relevant)	-
Organisation (if relevant)	-

Response 68

Respondent Details

[REDACTED]

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

Q1. Are you completing this form as an:

Organisation

Your comments

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood 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 below:

Dear Sir/Madam,

Thank you for your email.

Please note that ONR's land use planning processes published at <http://www.onr.org.uk/land-use-planning.htm> may apply to some of the developments within the Burcot and Clifton Hampden Neighbourhood Plan.

If you are a Local Authority or neighbourhood with areas that are within an ONR consultation zone please be aware that in order for ONR to have no objections to such developments we will require:

- confirmation from relevant Council emergency planners that developments can be accommodated within any emergency plan required under the Radiation (Emergency Preparedness and Public Information) Regulations 2019; and
- that the developments do not pose an external hazard to the site.

Kind regards,
[REDACTED]

Your details and future contact preferences

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

Title	-
Name	██████████
Job title (if relevant)	Land Use Planning
Organisation (if relevant)	Office for Nuclear Regulation
Organisation representing (if relevant)	-
Address line 1	Building 4 Redgrave Court
Address line 2	Merton Road
Address line 3	-
Postal town	Bootle
Postcode	L20 7HS
Telephone number	-
Email address	██████████@onr.gov.uk

Response 69

Respondent Details

[REDACTED]

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

Q1. Are you completing this form as an:

Individual

Your comments

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood 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 below:

I have concerns about the following :-

Pollution
Flooding
Tree and hedge removal
Public transport
Parking
Sewage disposal
Affordable housing
Loss of farmland
Environmental problems.

I do feel that a public hearing would be beneficial.

Thank you.
Jean Wheel

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 Burcot and Clifton Hampden Neighbourhood Plan:

Yes, I request a public examination

Your details and future contact preferences

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

Title	-
Name	Jean Wheel
[REDACTED]	
[REDACTED]	
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	[REDACTED]

Response 70

Respondent Details

[REDACTED]

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

Q1. Are you completing this form as an:

Individual

Your comments

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood 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 below:

Many years ago following a ' Brain Storming' village meeting, two of the main things that residents of Clifton Hampden and Burcot asked for, was more parking and some lower cost housing so that young families could afford to move into the village. Since then the GP surgery located in Clifton Hampden has become not fit for purpose.
I have lived in Clifton Hampden for very many years and my house is located very near to the purposed new housing.
I have no objection to the proposed development.
It seems to me that most of the original concerns and objections in the original proposal have been met . It addresses most of the village requirements and includes improvements to the Village Hall, investment in the village school, a new purposed built GP surgery, open spaces within the development and not too many buildings crammed onto the site.
I would welcome the development as an asset to our village

Diane McConnell

Your details and future contact preferences

Response 71

Respondent Details

[REDACTED]

[REDACTED] [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] [REDACTED]

Q1. Are you completing this form as an:

Organisation

Your comments

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood 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 below:

Dear Planning Policy team,

Thank you for your notification of 21 February 2023 regarding the Burcot and Clifton Hampden Neighbourhood Plan.

The Coal Authority is only a statutory consultee for coalfield Local Authorities. As South Oxfordshire District Council lies outside the coalfield, the Planning team at the Coal Authority has no specific comments to make.

Kind regards

The Coal Authority Planning Team

Your details and future contact preferences

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

Title	-
Name	The Coal Authority Planning Team
Job title (if relevant)	-
Organisation (if relevant)	The Coal Authority
Organisation representing (if relevant)	-
Address line 1	200 Lichfield Lane
Address line 2	-
Address line 3	-
Postal town	Mansfield
Postcode	NG18 4RG
Telephone number	-
Email address	████████████████████@coal.gov.uk

Response 72

Respondent Details

[REDACTED]

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

Q1. Are you completing this form as an:

Individual

Your comments

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood 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 below:

Thank you for the opportunity to comment on the Neighbourhood Development Order / Neighbourhood Development Plan. I live [REDACTED] as a family of 5.

I support the Development Order/ Neighbourhood Development Plan and have no objections but welcome the opportunity to vote in the referendum.

--

Catherine Harmer

Your details and future contact preferences

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

Title -

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

Name

Catherine Harmer

[REDACTED]

|

[REDACTED]

|

[REDACTED]

|

[REDACTED]

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[REDACTED]

|

[REDACTED]

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[REDACTED]

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[REDACTED]

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[REDACTED]

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[REDACTED]

[REDACTED]

Response 73

Respondent Details

[REDACTED]

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

Q1. Are you completing this form as an:

Individual

Your comments

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood 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 emails. Please see below:

Email 1:

Dear Sir/Madam

I strongly disagree with the NDO/NP and I would like a public hearing. I find the information overwhelming. It fails to meet basic conditions.

Housing:

The Parish Council consider provision of housing to be a VSC because it is providing needed housing BUT the mix doesn't even conform to their own housing needs assessment, the published SODC housing land supply is over 5 years so there isn't a need across the district as a whole. The provision for housing is not satisfying local needs either because the S106 agreement only states that affordable housing will be managed by the SODC so will be available district wide and the other housing will be sold on the open market. In addition the NDO is not complying with the policy that 40% of housing needs to be affordable housing - a clear wish from the 2014 Clifton Hampden questionnaire that over 50% of the parish submitted their comments to.

Regards
Vanessa Hopkins

Email 2:

Dear Sir/Madam

I strongly disagree with the NDO/NP and I would like a public hearing. I find the information

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood 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.

overwhelming. It fails to meet basic conditions.

GREENBELT

The NP is in large part a vehicle to allow the NDO, so that puts our community at risk of further development. In so doing it fails to meet Basic Condition (a) as it does not support the preservation of the Greenbelt and does not protect against further advancement into our precious green spaces.

Regards
Vanessa Hopkins

Public examination

Q6. Most neighbourhood 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 Burcot and Clifton Hampden Neighbourhood Plan:

Yes, I request a public examination

Your details and future contact preferences

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

Title	-
Name	Vanessa Hopkins
██████████	
██████████████████	
██████████████████████████████	
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████████████████████

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██████████

██

Response 74

Respondent Details

[REDACTED]

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

Q1. Are you completing this form as an:

Individual

Your comments

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood 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 below and attachment:

Dear Independent Examiner/ SODC,

We attach the following:

1. Comments on the Neighbourhood Plan.
2. Comments on the NDO.
3. Counsel's opinion on the NDO, which was obtained by a group of residents of which we are part. The Opinion in part responds to the Opinion submitted in support of the NDO.

Thanks very much for giving these documents your consideration.

We can provide additional documents and information should the Examiner require them on a number of the issues raised.

Kind regards,
Tony and Isabel Nurse-Marsh

Q3. You can upload supporting evidence here.

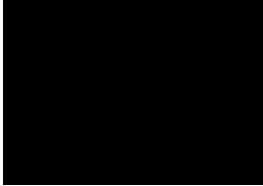
- File: NDO Letter pdf to Examiner re Neighbourhood Plan.pdf - [REDACTED]

Public examination

7 APRIL 2023

FROM:

Tony and Isabel Nurse-Marsh



TO:

The Independent Examiner/ SODC

CONSULTATION ON CLIFTON HAMPDEN AND BURCOT NEIGHBOURHOOD PLAN (NP)

Dear Independent Examiner/ SODC,

Thank you for giving us the opportunity to comment on the above Plan and for considering our comments set out below.

We request that there be a public and oral hearing to consider the NP for the reasons set out below.

GENERAL COMMENTS

Our first comment is that the NP appears to focus on the implementation of the NDO, for example see the emphasis on the surgery. We are clearly not planning experts but we understood the NP is intended to be a plan for the Community for the period to 2035. It should therefore, we assume, address all amenities of value to the Community which are or could be within the Parish. We are unclear why the focus is on the surgery, other than to set out reasons why the PC consider the NDO to be the way forward.

With regard to the surgery, the alleged NDO benefits (which the NDO claims go to Very Special Circumstances (VSC)) are set out, but there is no consideration of any other options for the surgery, including a report on the existing surgery and what possible routes to upgrade the existing surgery on the existing site may have been considered in detail (if any).

We therefore have a concern about the scope of the NP.

We also understand from the results of one of the previous consultations that there has been confusion within the Community as to the line between the NP and the NDO. This may have led to limited feedback on the NP. Again, this is a concern and suggests that a public and oral hearing would be beneficial to ensure transparency and that any confusion is addressed and clarification provided where necessary.

The PC has made much of the results of the consultations which have been held. We are concerned that some of the presentation of these results may have been selective. By way of example, in the 2015 village survey people were asked if they thought there was a need for new housing within the parish boundary. 79% said no to 5 beds, 31% said no to 3-4 beds (the second highest score of 3-4 beds) and 33% said no to 1-2 beds (the highest score of 1-2 beds).

People were also asked where they would like new houses to be built. 55% said on existing sites, 50% in smaller developments and 11 % wanted larger developments of 10 or more houses.

The PC, in its analysis, has it appears conflated these two sets of responses and data has, we believe, been excluded.

Whilst the PC stresses how much it has consulted, we respectfully request the Examiner considers if the plans set out reflect the true responses. Further, the claims to widespread consultation do not sit well in our view with the lack of consultation over the selection of sites, landowner and developer in relation to the NDO – see our comments on the NDO in our separate letter.

BASIC CONDITIONS

We refer to our separate letter on the NDO. In that letter, we set out the Basic Conditions which we believe are not complied with or are infringed by the plans in the NDO.

Since the NP appears to overlap with the NDO and to seek to facilitate it, much of the contents of that letter apply here so far as the Basic Conditions are concerned.

The analysis of (a) National Policies, (b) listed buildings, (c) Conservation Area, (d) SODC Local Plan policies, and (e) sustainable development set out there applies to the surgery plans and the other development envisaged.

The policies adopted appear to allow the implementation of the NDO. However, we would have expected policies to protect and enhance the Conservation Area, limit pollution, limit light pollution and promote biodiversity. Sustainable transport is another important area in a Parish where cars are used widely for lots of purposes and the public transport is very limited.

The comments set out in our separate letter on the NDO with regard to Green Belt equally apply to the NP- relevant to National Policies and Local Plan policies. We would like to see clearer and more specific plans for preserving and enhancing the Green Belt.

The comments in our separate letter with regard to housing needs also apply and the lack of allocation by SODC and the 5.8% increase in dwellings since 2011 stand in contrast with the promotion of development in the NP.

POLICIES IN THE NP

We do not have the planning expertise to comment in detail on the policies set out in BCH 1-10.

We are told that other Neighbourhood Plans set out a clear statement of purpose, a summary of relevant evidence and a clear planning rationale. We are told this is best practice and that each policy should be concise and unambiguous.

We respectfully ask the Examiner to consider whether BCH1-BCH10 comply with these conditions. By way of example, we wonder whether community facilities (BCH2) should each have their own policy and rationale; and should the footpaths policy (BCH7) include only two footpaths and not the many other footpaths in the Parish etc ? The school improvements policy (BCH1) also does not seem to comply ?

Thank you again for considering these comments. We reiterate that we request a public and oral hearing in relation to the NP, as well as in relation to the NDO, for the reasons given above and in our separate letter.

Yours faithfully,

Tony and Isabel Nurse-Marsh

Response 75

Respondent Details

[REDACTED]

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

Q1. Are you completing this form as an:

Organisation

Your comments

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Response received via email. Please see below:

Dear Planning Policy Team,

Please find attached OCC's response to the Burcot & Clifton Hampden Neighbourhood Development Order consultation.

OCC previously provided comments on the Pre-Submission Neighbourhood Plan (dated 29/09/22); we have no further comments to make on the Neighbourhood Plan.

Kind regards,
[REDACTED]

Your details and future contact preferences

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

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

Response 76

Respondent Details

[Redacted]

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

Q1. Are you completing this form as an:

Organisation

Your comments

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood 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.

- File: 422798 - NE Response.pdf [Redacted]

Your details and future contact preferences

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

Title -

Name [Redacted]

Job title (if relevant) Sustainable Advisor – Thames Solent Team

Date: 28 February 2023
Our ref: 422798



South Oxfordshire District Council

BY EMAIL ONLY

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

T 0300 060 3900

Dear Sir / Madam

Burcot and Clifton Hampden Neighbourhood Plan – Regulation 14 Consultation

Thank you for your consultation on the above dated 21 February 2023

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: [REDACTED] [@naturalengland.org.uk](mailto:[REDACTED]@naturalengland.org.uk).

Yours sincerely

[REDACTED]
Sustainable Advisor – Thames Solent Team
Natural England

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

Natural environment information sources

The [Magic](http://magic.defra.gov.uk/)¹ 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](#)².

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)³. 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](#)⁴.

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](http://magic.defra.gov.uk/)⁵ website and also from the [LandIS website](http://www.landis.org.uk/)⁶, which contains more information about obtaining soil data.

Natural environment issues to consider

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

¹ <http://magic.defra.gov.uk/>

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

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

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

⁵ <http://magic.defra.gov.uk/>

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

⁷ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/807247/NPPF_Feb_2019_revised.pdf

⁸ <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](#)⁹), such as Sites of Special Scientific Interest or [Ancient woodland](#)¹⁰. 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](#)¹¹) or protected species. To help you do this, Natural England has produced advice [here](#)¹² 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](#)¹³.

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.

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

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

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

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

¹³ <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](#) ¹⁴).
- 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).

¹⁴ <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 77

Respondent Details

[REDACTED]

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

Q1. Are you completing this form as an:

Organisation

Your comments

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood 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. [REDACTED]

Good Afternoon [REDACTED]

I have done a check of both Magnox Harwell and UKAEA Culham site's location and if anything effects a land use planning for both the Clifton Hampden and Burcott Neighbourhood plans, I have done a response for both Harwell and Culham as these fall under two different regulators.

Magnox Harwell – Magnox Harwell has 3km Land has an Outer Consultation Zone set by the Office of Nuclear Regulation(ONR). Clifton Hampden and Burcott fall well outside the 3km land use planning there is no need for Emergency planning to respond to consultation as none of the planning effects any Emergency off-site arrangements or plans.

Magnox Ltd Harwell, Under Regulation 4 of REPPiR 2019, have concluded that there is no potential for a radiation emergency there is no legislative requirement for Oxfordshire County Council as the Lead Local Authority to produce any offsite Emergency Arrangements for the Magnox Harwell site.

However as recognised at the Magnox Ltd Harwell External Agencies Liaison Group meeting on the 10 December 2019, maintaining similar arrangements to those required by a 1km Outline Planning Zone(OPZ) would be proportionate and good practice due to the close proximity of large numbers of members of the public to the site, the nature of any hazards which may evolve during decommissioning and activities not in the scope of REPPiR.

UKAEA Culham – UKAEA Culham is not a ONR Licenced site and has no requirement for land use planning consultation, Culham is Regulated by the Health and Safety Executive.

Based on information supplied by the site it has been determined that there is very low likelihood that hazards identified by UKAEA could lead to an off-site radiation emergency as defined under REPPiR-19. This means there is the potential to meet or exceed the 1 mSv (one millisievert) radiation threshold

Q2. You can provide your comments on the Burcot and Clifton Hampden 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.

for members of public, it has been determined by Oxfordshire County Council that REPPiR-19 is applicable under these regulations an off-site emergency plan would be required and an outline planning zone) OPZ) of 1km radius has been agreed.

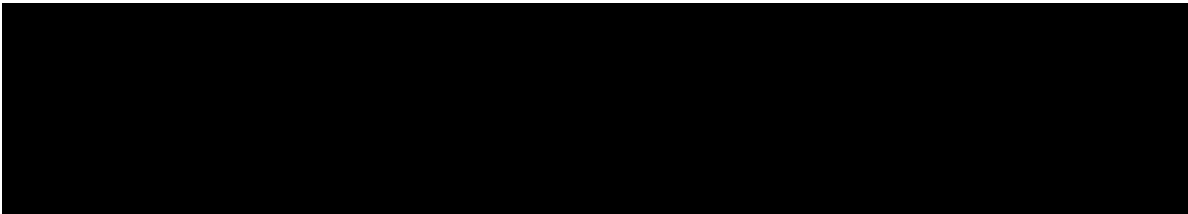
For the purpose of the Neighbourhood Development Order (NDO) and the Neighbourhood Plan there are no planning proposals within these documents that would affect any Emergency Planning that is not already in place, although some of the proposed developments will fall within the 1 km outline planning zone(OPZ) under the REPPiR regulations.

Clifton Hampden School sits just outside the OPZ but is included in the call cascade in an activation of the offsite plan, any extension of the School due to expansion will be picked up by our team as the numbers of students would need to be included in the Emergency plan.

[Redacted signature line]

Kind Regards

[Redacted name]



Your details and future contact preferences

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

Title	-
Name	[Redacted]
Job title (if relevant)	Emergency Planning Officer
Organisation (if relevant)	Oxfordshire County Council
Organisation representing (if relevant)	-
Address line 1	Oxfordshire Fire And Rescue Service HQ
Address line 2	Sterling Road
Address line 3	-

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

Postal town	Kidlington
Postcode	OX5 2DU
Telephone number	-
Email address	██████████@oxfordshire.gov.uk

Response 78

Respondent Details

[REDACTED]

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

Q1. Are you completing this form as an:

Organisation

Your comments

Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood 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.

- File: CPRE South Oxfordshire District - CH NDO & NDP response April 2023.doc [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 Burcot and Clifton Hampden Neighbourhood Plan:

Yes, I request a public examination

Your details and future contact preferences

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

Title	-
Name	██████████
Job title (if relevant)	-
Organisation (if relevant)	Campaign to Protect Rural England
Organisation representing (if relevant)	-
Address line 1	20 High Street
Address line 2	-
Address line 3	-
Postal town	Watlington
Postcode	OX49 5PY
Telephone number	-
Email address	████████████████████



The countryside charity
Oxfordshire

Campaigning to protect our rural county

Planning Policy Dept
South Oxfordshire District Council
Via email: [REDACTED]@southandvale.gov.uk

CPRE South Oxfordshire District
c/o CPRE Oxfordshire
20 High Street
Watlington
Oxfordshire OX49 5PY

[REDACTED]
[REDACTED]@cpreoxon.org.uk
cpreoxon.org.uk

11 April 2023

Response to:

- Clifton Hampden Neighbourhood Plan
- Clifton Hampden Neighbourhood Development Plan

Objection

The Campaign to Protect Rural England Oxfordshire works to improve, protect and preserve the landscape of Oxfordshire and its towns and villages for the benefit of everyone.

CPRE policy is that Green Belt land should not be sacrificed unless the development proposed is clearly essential in the public interest AND can only reasonably be satisfied **on the particular site** proposed.

The NPPF puts this in a different and less succinct way at para 141 where it says:

141. Before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, the strategic policy-making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development. This will be assessed through the examination of its strategic policies, which will take into account the preceding paragraph, and whether the strategy:

- (a) makes as much use as possible of suitable brownfield sites and underutilised land;
- (b) optimises the density of development in line with the policies in [chapter 11](#) of this Framework, including whether policies promote a significant uplift in minimum density standards in town and city centres and other locations well served by public transport; and
- (c) has been informed by discussions with neighbouring authorities about whether they could accommodate some of the identified need for development, as demonstrated through the statement of common ground.

This is the process the Neighbourhood Plan should have gone through. It should have explained why the developments proposed were essential (rather than just desirable) and if so, why they could only be reasonably located on the land earmarked, including examining alternatives in other authorities like Culham and Berinsfield.

In fact, the legal opinion that the “NDO is compliant with ‘the spirit’ of H8 of the SO Local Plan” cannot be sustained – it is either compliant or not compliant. Even if it could, the NDO would still fail the VSC (very special circumstances) test. Point 2 of H8 states:

“Those Neighbourhood Development Plans will need to demonstrate that the level of growth they are planning for is commensurate to the scale and character of their village, and this is expected to be around a 5% to 10% increase in dwellings above the number of dwellings in the village in the 2011 census (minus any completions since 1 April 2011).” In looking at the SODC planning website there have been 14 net new dwellings granted since



the 2011 Census which recorded 240 dwellings in the parish – which is a net increase of **5.8%** so the parish has **complied with H8 in any case without the NDO.**

More medical facilities and houses are in the general public interest (if there is a proven shortage) but the Local Plan has already removed “protected” Green Belt land to construct 3,500 and 1,700 new homes in Culham and Berinsfield, which will greatly add to coalescence of villages in the Green Belt within a one-mile radius of the parish and will harm the openness of the Green Belt (NPPF Para 148). Additional new GP practice capacity is provided in the Local Plan, with the 600+ residents of the Clifton Hampden parish already provided for in their local facility.

The fundamental problem with the NP and the NDO is para 141 quoted above and our own more succinct version of what it conveys. The NP **MUST** be in accordance with National Policy and with SODC STRAT 6. The NP is not in accordance because it does not *prove* the special circumstances for the development proposed to be both necessary and only reasonably accommodated on Green Belt land in Clifton Hampden. The NDO also contradicts government policy of conserving and enhancing the historic environment, (ENV 6, ENV7 and ENV8) as it seeks to build on a conservation area. It is also contrary to the policy (DES 8) of promoting sustainable design, in that it takes good agricultural land out of production.

A summary of concerns on the five reasons given by the NDO Counsel’s opinion as supporting VSCs:

VSC1 1) Meeting housing need. This is not relevant in terms of district council policy. Nor does the proposed development meet the affordable housing target of 40%.

VSC 2) Doctor’s surgery. The doctor’s surgery may be a benefit, but it is not clear and the doctors have not signed any legally binding agreements.

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

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

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

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

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

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

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



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

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

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

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

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

Finally, due to the unique nature of this NDO (as highlighted by the SODC planning officer), which is believed to be the first of its kind in the country, it is important that SODC request a Public Hearing with the inspector so that residents and other concerned bodies may participate in an open and transparent manner.

Yours sincerely

The Committee of South Oxfordshire District of CPRE

The following response was received after the Regulation 16 consultation period had ended.

Response 79

Respondent Details

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

Q1. Are you completing this form as an:
Individual

Your comments

<p>Q2. You can provide your comments on the Burcot and Clifton Hampden Neighbourhood 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 Clifton Hampden, I have no objections, however I support the referendum. I am particularly interested in the cycle path to Long Wittenham.</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>N/A</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 Burcot and Clifton Hampden Neighbourhood Plan:</p>
<p>Don't know</p>

Your details and future contact preferences

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

Title	Mr
Name	Tom Richardson
[REDACTED]	
[REDACTED]	
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	[REDACTED]

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

[REDACTED]

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

[REDACTED]