

Garsington Neighbourhood Plan - publicity period

Response 1

Respondent Details

Information	
[REDACTED]	[REDACTED]

Q1. Are you completing this form as an:
Individual

Your comments

Q2. You can provide your comments on the Garsington 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.
Fundamentally do not support the neighbourhood plan. To provide the extensive documentation on one hand is great but you should also be communicating this in a much more succinct format and accessible to the current villagers to enable a discussion for all. Most will not have the capacity to read and contribute to a lengthy 45 page document. Clearly a strategy to dis-engage the current villagers.

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 Garsington Neighbourhood Plan:
Yes, I request a public examination

Q7. Please state your specific reasons for requesting a public hearing below:
I don't believe the information is being fairly communicated.

Your details and future contact preferences

Q8. After the publicity period ends, your response will be sent to an independent examiner to consider. As the neighbourhood planning process includes an independent examination of the plan, your name, postal address and email (where applicable) are required for your comments to be considered by the examiner. 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	Tiahan Eeles
Job title (if relevant)	-
Organisation (if relevant)	-
Organisation representing (if relevant)	-
Address line 1	██████████
Address line 2	-
Address line 3	-
Postal town	██████
Postcode	██████
Telephone number	██████████
Email address	██████████

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 Garsington Neighbourhood Plan consultation?

██████████

Response 2

Respondent Details

Information
[REDACTED]

Q1. Are you completing this form as an:
Organisation

Your comments

Q2. You can provide your comments on the Garsington 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>South Oxfordshire District Council has worked to support Garsington Parish Council in the preparation of their neighbourhood plan and compliments them on a very thoughtful, comprehensive and well produced plan.</p> <p>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 Garsington Neighbourhood Development Plan (NDP) during the pre-submission consultation. We note that the qualifying body has taken the council's advice on board and addressed a number of the concerns previously raised.</p> <p>We are committed to helping this plan succeed. To achieve this, we offer constructive comments on issues that are considered to require further consideration. To communicate these in a simple and positive manner; we produced a table containing an identification number for each comment, a description of the relevant section/policy of the NDP, our comments and, where possible, a recommendation.</p> <p>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.</p> <p>[REDACTED]</p>

Q3. You can upload supporting evidence here.
<ul style="list-style-type: none">File: 2023-06-07 Garsington Reg 16 DC Comments.pdf - [REDACTED]

Your details and future contact preferences

Q8. After the publicity period ends, your response will be sent to an independent examiner to consider. As the neighbourhood planning process includes an independent examination of the plan, your name, postal address and email (where applicable) are required for your comments to be considered by the examiner. 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)	Planning Policy Officer (Neighbourhood)
Organisation (if relevant)	South Oxfordshire District Council
Organisation representing (if relevant)	-
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Address line 3	-
Postal town	Abingdon
Postcode	OX14 3JE
Telephone number	-
Email address	planning.policy@southandvale.gov.uk

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

████████████████████

Policy and Programmes

HEAD OF SERVICE: [REDACTED]



Listening Learning Leading

Contact officer: [REDACTED]

[REDACTED]@southandvale.gov.uk

Tel: 01235 422600

07 June 2023

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

South Oxfordshire District Council has worked to support Garsington Parish Council in the preparation of their neighbourhood plan and compliments them on a very 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 Garsington Neighbourhood Development Plan (NDP) during the pre-submission consultation. We note that the qualifying body has taken the council's advice on board and addressed a number of the concerns previously raised.

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

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

[REDACTED]
Planning Policy Officer (Neighbourhood)

Please note the text in *italics* shows our recommended changes to the text.

Ref.	Section/Policy	Comment/Recommendation
1	General comment on policy and paragraph numbering	<p>It would be beneficial for the readability and use of the plan if each of the paragraphs within the plan are numbered consistently and uniquely. At present it is difficult to refer to a specific paragraph within the plan.</p> <p>Additionally, a consistent approach to numbering the clauses within policies should be taken throughout the plan. Currently the policies are structured in a variety of ways, including the use of numbers, letters, or bullet points. Again, this makes it difficult to refer to consistently and should be amended.</p>
2	General comment on changes to plan following Regulation 14 consultation	<p>As a number of changes have been made to the plan following the Regulation 14 consultation, most noticeably the removal of the allocation of a site for affordable housing, the history of these changes should be reflected within the plan, especially during the section 4 Process and Consultation.</p>
3	Page 10 – Section 2.1	<p>The final sentence in the first paragraph refers to spatial development tools having ‘some legal force’ once approved at referendum.</p> <p>A neighbourhood plan comes into force as part of the statutory development plan once it has been approved at referendum. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.</p> <p>For factual accuracy we recommend the final sentence is replaced with: <i>‘Once approved at referendum a neighbourhood plan comes into force as part of the statutory development plan. Therefore, planning applications must be determined in accordance with it as part of the development plan, unless material considerations indicate otherwise.’</i></p>
4	Page 11 – Section 3	<p>This section covers the planning context and in the opening paragraph there is a reference to the need for the plan to be in general conformity with strategic policies of the development plan. As this section is setting the planning context we believe it may also be helpful to refer to the National Planning Policy Framework (NPPF). Adding a sentence such as:</p>

Ref.	Section/Policy	Comment/Recommendation
		<p><i>'The Neighbourhood Plan has to have regard to national policies and advice contained in guidance issued by the Secretary of State.'</i></p>
6	Page 20 – Policy GARS1 – Community Assets	<p>This policy states that proposals that result in the loss of a Community Facility will not be permitted unless “it has been determined by the local community... that the facility is no longer needed.” It is not clear how this would be determined or what would constitute ‘the local community’ in each scenario. We recommend this element is deleted.</p> <p>As neighbourhood plans cannot grant or refuse planning permission, we recommend that the word ‘permitted’ is replaced with ‘supported’.</p> <p>The final element of the policy, relating to community spaces, is overly restrictive and should be modified to have regard to the NPPF in general and paragraph 99 in particular.</p> <p>The inclusion of grid references in clause B of this policy has a negative impact on its clarity. As the location of the community facilities is already shown on Map 5, removing these references would help to improve the readability of the policy.</p>
7	Page 32 – Policy GARS3 – Important Views	<p>There are six views listed in this policy, however, views 1, 2, and 6 each contain two different views within them. This is displayed on Map 5 on Page 47 which lists 9 views including a View 1a, 1b, 2a, 2b, 6a, and 6b. As these views are in different locations they should be considered individually on their own merits. To ensure the policy has the clarity required by national guidance we recommend that each individual view be considered separately, removing part a and part b, and labelling them individually from View 1 to View 9.</p> <p>Clarity could be enhanced by ensuring that the way each of the views are referred to is consistent across the policy, the supporting text and Map 5. If each view is labelled from View 1 to View 9 at each of these locations it would make it much clearer which view is which.</p> <p>There are also only seven photos show for the views in the supporting text following the policy. As there are nine views in total there are two photos missing. There should be a unique photo</p>

Ref.	Section/Policy	Comment/Recommendation
		<p>for each view to enhance clarity and understanding.</p> <p>View 6 in the policy, shown as Views 6a and 6b on Map 5, are positioned directly across the strategic allocation land at Northfield (Policy STRAT12 in the Local Plan). Paragraph 13 of the NPPF is clear that neighbourhood plans should support the delivery of strategic policies contained in local plans. Policy STRAT12 in the Local Plan sets out the expectation for development across this site. This includes delivering a scheme in accordance with an agreed comprehensive masterplan taking into consideration the indicative concept plan. The views look across the strategic allocation with areas shown on the indicative concept plan as high density development, medium density development, lower density development and green infrastructure. There will be significant changes to the landscape of the area related to the strategic allocation. The policy including these proposed views will conflict with paragraph 13 of the NPPF, with policy GARS3 stating that developments should preserve or enhance the local character of landscape and not have a significant adverse impact.</p> <p>As view 6b is surrounded by development within the strategic allocation, it is not practical to include this view and it should be deleted. View 6a is slightly different as it appears on the edge of the site and shows a view across an area shown as green infrastructure on the indicative concept plan. This view could be treated differently, with policy wording to feed into the master planning process of the strategic allocation, requiring development to maximise opportunities for views through to the open countryside.</p>
8	Page 36 – Policy GARS4 – Local Gaps	<p>The boundary defining the Garsington – Oxford Local Gap shown on Map 5 is not clear and it is difficult to identify what area of land is covered by this policy. This map should be reworked to make it clearer where the policy should apply.</p> <p>As set out earlier, paragraph 13 of the NPPF is clear that neighbourhood plans should support the delivery of strategic policies contained in local plans. The boundary of the green gap appears to cross over the STRAT12 site. We recommend that the policy is amended to take account of this:</p>

Ref.	Section/Policy	Comment/Recommendation
		<p><i>'Proposals for new development or the re-use of rural buildings located in the defined Local Gap, except proposals relating to strategic allocation STRAT12, should preserve and where possible enhance.'</i></p> <p>It is not clear where the area covered in clause B of this policy is. Both the riding stables and dwellings on Watlington Road should be clearly identifiable on Map 5. If the intention is for this to be a defined local gap in the same way as the Garsington – Oxford Local Gap than this should be clearly shown on Map 5 and referenced to within the policy text.</p>
9	Page 37 – Section 6.6	<p>The phrase 'The Garsington Housing Needs Assessment (HNA) demonstrated a clear requirement for affordable homes within the current boundaries of the built parish.' might infer that the whole parish is a built-up area or that those that expressed a need expressed a desire to be located within the built-up area of the parish. It would be clearer and be more accurate to say: <i>'The Garsington Housing Needs Assessment (HNA) demonstrated a clear requirement for affordable homes within the parish.'</i></p>
10	Page 38 – GARS5 – Housing Mix	<p>A link should be made to the HNA within the Housing Mix policy at the second bullet point: <i>'address the shortage of smaller and affordable houses, as identified in the Garsington Housing Needs Assessment, and'</i></p> <p>Within the supporting text for this policy, there is support given for proposals which provide affordable housing for people with a local connection to Garsington.</p>
11	Page 39 – GARS 6 – New Housing	<p>In the supporting text to policy GARS6 it is stated that the policy is only intended to apply within the boundary shown on Map 5. This is not clear within the policy itself. If the intention is to create a settlement boundary for Garsington, this should be expressed clearly in the policy text: <i>'The Neighbourhood Plan defines the settlement boundary for Garsington as shown on Map 5 – Policies Map. Proposals for limited residential development on infill sites within the settlement boundary will be supported, provided they'</i></p> <p>As regards the proposed boundary itself, our Development Management team have highlighted concerns. Defining the settlement boundary takes away any debate that can be had about whether</p>

Ref.	Section/Policy	Comment/Recommendation
		<p>something is acceptable in principle or not, in particular, large rear gardens, paddocks etc. This has become apparent on the northern edge of villages like Chinnor where large rear gardens are being developed because they are in the settlement boundary and local residents have expressed significant concerns about it. Boundaries need to be tightly drawn around the built form. Looking at Garsington, it includes an awful lot of green space around the edges, fields and some extremely large gardens. In the north east there are arbitrary lines around seemingly open space. The part to the south 'Lower End' has previously considered outside of the settlement by Appeal Inspectors, where appeals have been dismissed on this basis.</p>
12	Page 40 – GARS7 – Design Guidance	<p>The wording in clause C is repetitive and could be enhanced for clarity: <i>'New developments shall be similar in density, plot width, footprint, separation, scale and bulk to the buildings in the surrounding area generally and of neighbouring properties, unless it can be demonstrated that the proposed development would not harm local character or would compromise the efficient use of land.'</i></p> <p>Our Development Management team also raised the following concerns:</p> <ul style="list-style-type: none"> • Boundaries adjacent to the highway up to 1m in height are permitted development so this could not be controlled. Elsewhere up to 2m in height. It would therefore not be possible to implement enforce this provided the proposed boundary would be permitted development anyway. • It is not possible or appropriate to require all designs to be innovative, they should not be harmful. Equally, it is not possible to require all development to include renewable energy. We recommend the words <i>'including renewable energy where appropriate'</i> should be added. • Paragraph C is too prescriptive; it's not always appropriate or desirable to have buildings of similar footprint, density etc because then there would never be any variation. Also, if this is a village with a lot of large dwellings and what they want to encourage is smaller dwellings then this policy would be counterproductive. it is

Ref.	Section/Policy	Comment/Recommendation
		important to assess the character and appearance of the area and whether the proposed development would be sympathetic to it, without requiring development to be similar in all of these aspects. It would be better to require development to take account of the character of the area, with regard density, plot width etc.
13	Page 41 – GARS8 – Biodiversity	We recommend replacing ‘will be resisted’ with ‘ <i>will not be supported</i> ’ for clarity.
14	Appendix F – Housing Needs Survey Report 2004	Given that this work dates from 2004, we question if it is relevant for the neighbourhood plan, which is looking forward to 2035. As this document is very out of date and is unlikely to still be accurate, we recommend it is deleted.
15	Comment from the Climate and Biodiversity team	preparation of the draft plan. In particular we welcome Policy GARS7 – Design Guidance for the inclusion of renewable energy generation and a fabric first approach as design principles for all new development, and Policy GARS2 – Footpaths, bridleways and cycleways for the particular the requirement for development to be designed to support and encourage active travel as the first-choice mode of transport for local residents.
16	Comments from Equality and Inclusivity Officer	Please ensure that accessibility for all is considered in the NDP.
17	Comment from Development Management	<p>It would help to understand the relationship between the village, and the proposed local gaps in the NDP, and the Northfield strategic site if the boundary for the strategic site is added to Map 5.</p> <p>The policies themselves don’t acknowledge the existence of Northfield, despite it being in the NP area. It might be helpful if policies such as GARS5 – GARS8 mention to what extent development here needs to comply with these policies, even if they only refer back to STRAT12.</p> <p>The draft NDP in its current form will conflict with paragraph 13 of the NPPF as Policy GARS3 and Policy GARS8 contain elements which clash with the Northfield strategic site.</p>

Response 3

Respondent Details

Information
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Q1. Are you completing this form as an:
Organisation

Your comments

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Response received via email

Q3. You can upload supporting evidence here.
<ul style="list-style-type: none">File: SSE 20-4.pdf [REDACTED]

Your details and future contact preferences

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Title [REDACTED]
Name [REDACTED]
Job title (if relevant) Network Connections Planning Engineer

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Organisation (if relevant)	Scottish and Southern Electricity Networks
Organisation representing (if relevant)	-
Address line 1	1 Woodstock Road
Address line 2	Yarnton
Address line 3	Kidlington
Postal town	Oxford
Postcode	OX5 1NY
Telephone number	01865 845888
Email address	██████████@sse.com

[Redacted]

From: [Redacted] <[Redacted]@sse.com>
Sent: 20 April 2023 15:53
To: Planning Policy S&V
Subject: Your comments are invited on the Garsington Neighbourhood Plan

****EXTERNAL****

[Redacted],

Thank you for your message below, together with the link to the NP web-site, regarding the above topic / location.

I can confirm that, at this present time, I have no comments to make.

Regards,

[Redacted]

[Redacted]

Network Connections Planning Engineer

Scottish and Southern Electricity Networks

1 Woodstock Road
Yarnton
Kidlington OX5 1NY

T: External: + 44 (0) 1865 845888

[Redacted]



Response 4

Respondent Details

Information
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Q1. Are you completing this form as an:
Organisation

Your comments

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Response received via email

Q3. You can upload supporting evidence here.
<ul style="list-style-type: none">File: Coal Authority 4-5.pdf - [REDACTED]

Your details and future contact preferences

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Title -
Name -
Job title (if relevant) -

Q8. After the publicity period ends, your response will be sent to an independent examiner to consider. As the neighbourhood planning process includes an independent examination of the plan, your name, postal address and email (where applicable) are required for your comments to be considered by the examiner. 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)	-
Organisation representing (if relevant)	The Coal Authority
Address line 1	-
Address line 2	-
Address line 3	-
Postal town	-
Postcode	-
Telephone number	-
Email address	TheCoalAuthority-Planning@coal.gov.uk

From: The Coal Authority-Planning <TheCoalAuthority-Planning@coal.gov.uk>
Sent: 04 May 2023 15:12
To: Planning Policy S&V
Subject: RE: [External] Your comments are invited on the Garsington Neighbourhood Plan

****EXTERNAL****

Thank you for your notification of 19 April 2023 regarding the Garsington 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

Response 5

Respondent Details

Information
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Q1. Are you completing this form as an:
Organisation

Your comments

<p>Q2. You can provide your comments on the Garsington 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>Dear Sir/Madam</p> <p>Please find attached our response to the above consultation.</p> <p>Regards [REDACTED]</p> <p>[REDACTED] I Property Town Planner [REDACTED]@thameswater.co.uk</p> <p>1st Floor West, Clearwater Court, Vastern Road, Reading, Berkshire, RG1 8DB</p>

Q3. You can upload supporting evidence here.
<ul style="list-style-type: none">File: 01.06 Thames Water.pdf - [REDACTED]

Your details and future contact preferences

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Title	-
Name	██████████
Job title (if relevant)	Property Town Planner
Organisation (if relevant)	Thames Water
Organisation representing (if relevant)	-
Address line 1	1st Floor West
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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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M: +44 (0) [REDACTED]

Issued via email:
planning.policy@southandvale.gov.uk

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

01 June 2023

South Oxfordshire District –Garsington Neighbourhood Plan

Dear Sir/Madam,

Thank you for allowing Thames Water to comment on the above.

As you may be aware, Thames Water are the water and sewerage undertaker for the District and hence are a “specific consultation body” in accordance with the Town & Country Planning (Local Planning) Regulations 2012. We have the following comments on the consultation document:

Section 6.7 - Water Supply and Wastewater/Sewerage Infrastructure

We support the reference to water supply and sewerage in Section 6.7, but consider the section should be amended in line with the following:

Wastewater/sewerage and water supply infrastructure is essential to any development. Failure to ensure that any required upgrades to the infrastructure network are delivered alongside development could result in adverse impacts in the form of internal and external sewer flooding and pollution of land and water courses and/or low water pressure.

Thames Water seeks to co-operate and maintain a good working relationship with local planning authorities in its area and to provide the support they need with regards to the provision of sewerage/wastewater treatment and water supply infrastructure.

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).

It is important to consider the net increase in wastewater and water supply demand to serve the development and also any impact that developments may have off site, further down the network. The Neighbourhood Plan should therefore seek to ensure that there is adequate wastewater and water supply infrastructure to serve all new developments. Thames Water will work with developers and local authorities to ensure that any necessary infrastructure reinforcement is delivered ahead of the occupation of development. Where there are infrastructure constraints, it is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades take around 18 months and Sewage Treatment & Water Treatment Works upgrades can take 3-5 years.

The provision of water treatment (both wastewater treatment and water supply) is met by Thames Water’s asset plans and from the 1st April 2018 network improvements will be from infrastructure charges per new dwelling.

From 1st April 2018, the way Thames Water and all other water and wastewater companies charge for new connections has changed. The economic regulator Ofwat has published new rules, which set out that charges should reflect: fairness and affordability; environmental protection; stability and predictability; and transparency and customer-focused service.

The changes mean that more of Thames Water’s charges will be fixed and published, rather than provided on application, enabling you to estimate your costs without needing to contact us. The services affected include new water connections, lateral drain connections, water mains and sewers (requisitions), traffic management costs, income offsetting and infrastructure charges.

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:

<https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/water-and-wastewater-capacity>

In light of the above comments and Government guidance we consider that 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 to support section 11.1. 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 the Neighbourhood Plan include the following policy/supporting text:

PROPOSED NEW WATER/WASTEWATER INFRASTRUCTURE 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.

Policy F15 should be updated as follows:

“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 SUDS

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".

When reviewing development and flood risk it is important to recognise that water and/or sewerage infrastructure may be required to be developed in flood risk areas. By their very nature water and sewage treatment works are located close or adjacent to rivers (to abstract water for treatment and supply or to discharge treated effluent). It is likely that these existing works will need to be upgraded or extended to provide the increase in treatment capacity required to service new development. Flood risk sustainability objectives should therefore accept that water and sewerage infrastructure development may be necessary in flood risk areas.

Flood risk sustainability objectives 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.”***

Development Sites

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.

We recommend Developers contact Thames Water to discuss their development proposals by using our pre app service via the following link: <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/water-and-wastewater-capacity>

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

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

Where developers do not engage with Thames Water prior to submitting their application, this will more likely lead to the recommendation that a Grampian condition is attached to any planning permission to resolve any infrastructure issues.

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,

[REDACTED]
Thames Water Property Town Planner

Response 6

Respondent Details

Information
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Q1. Are you completing this form as an:
Organisation

Your comments

<p>Q2. You can provide your comments on the Garsington 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>For the attention of [REDACTED]</p> <p>Please find Natural England's response in relation to the above mentioned consultation attached.</p> <p>Kind regards,</p> <p>[REDACTED]</p> <p>Adviser Operations Delivery, Consultations Team Natural England County Hall Spetchley Road Worcester WR5 2NP</p> <p>Tel 0300 0603900</p> <p>mail to: consultations@naturalengland.org.uk</p> <p>www.gov.uk/natural-england</p>

Q3. You can upload supporting evidence here.
<ul style="list-style-type: none">File: Natural England Response 2-6.pdf - [REDACTED]

Your details and future contact preferences

Q8. After the publicity period ends, your response will be sent to an independent examiner to consider. As the neighbourhood planning process includes an independent examination of the plan, your name, postal address and email (where applicable) are required for your comments to be considered by the examiner. 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)	Advisor
Organisation (if relevant)	Natural England
Organisation representing (if relevant)	-
Address line 1	County Hall
Address line 2	Spetchley Road
Address line 3	Worcester
Postal town	Worcester
Postcode	WR5 2NP
Telephone number	0300 0603900
Email address	consultations@naturalengland.org.uk

Date: 02 June 2023
Our ref: [REDACTED]
Your ref: Garsington Neighbourhood Plan



[REDACTED]
South Oxfordshire District Council

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

BY EMAIL ONLY
planning.policy@southandvale.gov.uk

T 0300 060 3900

Dear [REDACTED]

Garsington Neighbourhood Plan - Regulation 14 Consultation

Thank you for your consultation on the above dated 19 April 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 the Garsington Neighbourhood Plan.

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

For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.

Yours sincerely

[REDACTED]
Consultations Team

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

Natural environment information sources

The [Magic](#)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](#)⁵ website and also from the [LandIS website](#)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 7

Respondent Details

Information
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Q1. Are you completing this form as an:
Agent

Your comments

<p>Q2. You can provide your comments on the Garsington 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>Dear Sir / Madam</p> <p>We write to you with regards to the current consultations as detailed above in respect of our client, National Grid.</p> <p>Please find attached our letter of representation. Please do not hesitate to contact me via nationalgrid.uk@avisonyoung.com if you require any further information or clarification.</p> <p>Kind Regards</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>Graduate Planner +44 01912690052 Mobile +44 [REDACTED] [REDACTED]@avisonyoung.com avisonyoung.com Central Square South, Orchard Street, 3rd Floor, Newcastle upon Tyne NE1 3AZ</p>

Q3. You can upload supporting evidence here.
<ul style="list-style-type: none">File: 02-06 Garsington National Grid.pdf - [REDACTED]

Your details and future contact preferences

Q8. After the publicity period ends, your response will be sent to an independent examiner to consider. As the neighbourhood planning process includes an independent examination of the plan, your name, postal address and email (where applicable) are required for your comments to be considered by the examiner. 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)	Graduate Planner
Organisation (if relevant)	Avison Young
Organisation representing (if relevant)	National Grid
Address line 1	Central Square South
Address line 2	Orchard Street
Address line 3	3rd floor
Postal town	Newcastle upon Tyne
Postcode	NE1 3AZ
Telephone number	██████████
Email address	nationalgrid.uk@avisonyoung.com

Our Ref: MV/ 15B901605



02 June 2023

South Oxfordshire District Council
planning.policy@southoxfordshire.gov.uk
via email only

Dear Sir / Madam

**Garsington Neighbourhood Plan - Regulation 16 Consultation
April – July 2023
Representations on behalf of National Grid Electricity Transmission**

National Grid Electricity Transmission has appointed Avison Young to review and respond to local planning authority Development Plan Document consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.

About National Grid Electricity Transmission

National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators, so it can reach homes and businesses.

National Grid no longer owns or operates the high-pressure gas transmission system across the UK. This is the responsibility of National Gas Transmission, which is a separate entity and must be consulted independently.

National Grid Ventures (NGV) develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States. NGV is separate from National Grid's core regulated businesses. Please also consult with NGV separately from NGET.

Proposed development sites crossed or in close proximity to NGET assets:

An assessment has been carried out with respect to NGET assets which include high voltage electricity assets and other electricity infrastructure.

NGET has identified that no assets are currently affected by proposed allocations within the Neighbourhood Plan area.

NGET provides information in relation to its assets at the website below.

- www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/



Please also see attached information outlining guidance on development close to NGET infrastructure.

Distribution Networks

Information regarding the electricity distribution network is available at the website below:
www.energynetworks.org.uk

Further Advice

Please remember to consult NGET on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets. We would be grateful if you could add our details shown below to your consultation database, if not already included:

[REDACTED] Director

nationalgrid.uk@avisonyoung.com

Avison Young
Central Square South
Orchard Street
Newcastle upon Tyne
NE1 3AZ

[REDACTED], Development Liaison Officer

box.landandacquisitions@nationalgrid.com

National Grid Electricity Transmission
National Grid House
Warwick Technology Park
Gallows Hill
Warwick, CV34 6DA

If you require any further information in respect of this letter, then please contact us.

Yours faithfully,

[REDACTED]

Director

0191 269 0094

[REDACTED]@avisonyoung.com

For and on behalf of Avison Young

NGET is able to provide advice and guidance to the Council concerning their networks and encourages high quality and well-planned development in the vicinity of its assets.

Developers of sites crossed or in close proximity to NGET assets should be aware that it is NGET policy to retain existing overhead lines in-situ, though it recognises that there may be exceptional circumstances that would justify the request where, for example, the proposal is of regional or national importance.

NGET's *'Guidelines for Development near pylons and high voltage overhead power lines'* promote the successful development of sites crossed by existing overhead lines and the creation of well-designed places. The guidelines demonstrate that a creative design approach can minimise the impact of overhead lines whilst promoting a quality environment. The guidelines can be downloaded here: <https://www.nationalgrid.com/document/130626/download>

The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site.

NGET's statutory safety clearances are detailed in their *'Guidelines when working near National Grid Electricity Transmission assets'*, which can be downloaded here: www.nationalgrid.com/network-and-assets/working-near-our-assets

How to contact NGET

If you require any further information in relation to the above and/or if you would like to check if NGET's transmission networks may be affected by a proposed development, please visit the website: <https://lsbud.co.uk/>

For local planning policy queries, please contact: nationalgrid.uk@avisonyoung.com

Response 8

Respondent Details

Information
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Q1. Are you completing this form as an:
Agent

Your comments

<p>Q2. You can provide your comments on the Garsington 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>Dear Sir / Madam</p> <p>We write to you with regards to the current consultations as detailed above in respect of our client, National Gas.</p> <p>Please find attached our letter of representation. Please do not hesitate to contact me via nationalgas.uk@avisonyoung.com if you require any further information or clarification.</p> <p>Kind Regards</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>Graduate Planner +44 01912690052 Mobile +44 [REDACTED] [REDACTED]@avisonyoung.com avisonyoung.com Central Square South, Orchard Street, 3rd Floor, Newcastle upon Tyne NE1 3AZ</p>

Q3. You can upload supporting evidence here.
<ul style="list-style-type: none">File: 02-06 Garsington National Gas.pdf - [REDACTED]

Your details and future contact preferences

Q8. After the publicity period ends, your response will be sent to an independent examiner to consider. As the neighbourhood planning process includes an independent examination of the plan, your name, postal address and email (where applicable) are required for your comments to be considered by the examiner. 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)	Graduate Planner
Organisation (if relevant)	Avison Young
Organisation representing (if relevant)	National Gas
Address line 1	Central Square South
Address line 2	Orchard Street
Address line 3	3rd floor
Postal town	Newcastle upon Tyne
Postcode	NE1 3AZ
Telephone number	██████████
Email address	nationalgas.uk@avisonyoung.com

Our Ref: MV/ 15B901605



02 June 2023

South Oxfordshire District Council
planning.policy@southoxfordshire.gov.uk
via email only

Dear Sir / Madam

**Garsington Neighbourhood Plan - Regulation 16 Consultation
April - July 2023
Representations on behalf of National Gas Transmission**

National Gas Transmission has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.

About National Gas Transmission

National Gas Transmission owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.

Proposed sites crossed or in close proximity to National Gas Transmission assets:

An assessment has been carried out with respect to National Gas Transmission's assets which include high-pressure gas pipelines and other infrastructure.

National Gas Transmission has identified that no assets are currently affected by proposed allocations within the Neighbourhood Plan area.

National Gas Transmission provides information in relation to its assets at the website below.

- <https://www.nationalgas.com/land-and-assets/network-route-maps>

Please also see attached information outlining guidance on development close to National Gas Transmission infrastructure.

Distribution Networks

Information regarding the gas distribution network is available by contacting:
plantprotection@cadentgas.com

Further Advice

Please remember to consult National Gas Transmission on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets. We would be grateful if you could add our details shown below to your consultation database, if not already included:



[REDACTED] Director

nationalgas.uk@avisonyoung.com

Avison Young
Central Square South
Orchard Street
Newcastle upon Tyne
NE1 3AZ

[REDACTED], Asset Protection Lead

[\[REDACTED\]@nationalgas.com](mailto:[REDACTED]@nationalgas.com)

National Gas Transmission
National Grid House
Warwick Technology Park
Gallows Hill
Warwick, CV34 6DA

If you require any further information in respect of this letter, then please contact us.

Yours faithfully,

[REDACTED]

Director

0191 269 0094

[REDACTED]@avisonyoung.com

For and on behalf of Avison Young

National Gas Transmission is able to provide advice and guidance to the Council concerning their networks and encourages high quality and well-planned development in the vicinity of its assets.

Gas assets

High-Pressure Gas Pipelines form an essential part of the national gas transmission system and National Gas Transmission's approach is always to seek to leave their existing transmission pipelines in situ. Contact should be made with the Health and Safety Executive (HSE) in respect of sites affected by High-Pressure Gas Pipelines.

National Gas Transmission have land rights for each asset which prevents the erection of permanent/ temporary buildings, or structures, changes to existing ground levels, storage of materials etc. Additionally, written permission will be required before any works commence within the National Gas Transmission's 12.2m building proximity distance, and a deed of consent is required for any crossing of the easement.

National Gas Transmission's '*Guidelines when working near National Gas Transmission assets*' can be downloaded here: <https://www.nationalgas.com/document/82951/download>

How to contact National Gas Transmission

If you require any further information in relation to the above and/or if you would like to check if National Gas Transmission's transmission networks may be affected by a proposed development, please visit the website: <https://lsbud.co.uk/>

For local planning policy queries, please contact: nationalgas.uk@avisonyoung.com

Response 9

Respondent Details

Information
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Q1. Are you completing this form as an:
Organisation

Your comments

Q2. You can provide your comments on the Garsington 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>Please find attached our comments on the above consultation. Best wishes [REDACTED]</p> <p>[REDACTED] Historic Places Advisor , Historic England , London and South East Region</p>

Q3. You can upload supporting evidence here.
<ul style="list-style-type: none">File: Historic England 5-6.pdf - [REDACTED]

Your details and future contact preferences

Q8. After the publicity period ends, your response will be sent to an independent examiner to consider. As the neighbourhood planning process includes an independent examination of the plan, your name, postal address and email (where applicable) are required for your comments to be considered by the examiner. 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)	Historic Places Advisor
Organisation (if relevant)	Historic England
Organisation representing (if relevant)	-
Address line 1	4th Floor, The Atrium
Address line 2	Cannon Street House
Address line 3	25 Dowgate Hill
Postal town	London
Postcode	EC4R 2YA
Telephone number	020 7973 3700
Email address	eastplanningpolicy@historicengland.org.uk

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

████████████████████



Historic England

By email only to: planning.policy@southandvale.gov.uk

Our ref: PL00771862

Your ref Garsington Neighbourhood Plan

Main: 020 7973 3700

e-seast@historicengland.org.uk

 @historicengland.org.uk

Date: 09/06/2023

Dear Sir or Madam

Garsington Neighbourhood Plan Regulation 16 Consultation

Thank you for inviting Historic England to comment on the Regulation 16 Submission version of this Neighbourhood Plan.

We do not consider it necessary for Historic England to provide detailed comments at this time. We would refer you to previous comments submitted at Regulation 14 stage, and for any further information to our detailed advice on successfully incorporating historic environment considerations into a neighbourhood plan, which can be found here: <https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>

We would be grateful if you would notify us on eastplanningpolicy@historicengland.org.uk if and when the Neighbourhood Plan is made by the council. To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed plan, where we consider these would have an adverse effect on the historic environment.

Yours sincerely



Historic Places Advisor



Historic England, 4th Floor, The Atrium, Cannon Bridge House, 25 Dowgate Hill, London EC4R 2YA

Telephone 020 7973 3700 HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.

Correspondence or information which you send us may therefore become publicly available.



Response 10

Respondent Details

Information
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Q1. Are you completing this form as an:
Organisation

Your comments

<p>Q2. You can provide your comments on the Garsington 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>Dear Sir/Madam,</p> <p>Please find attached Oxfordshire County Council's response to the Garsington Final Submission Neighbourhood Plan. Email acknowledgment of this response would be greatly appreciated.</p> <p>Kind regards, [REDACTED]</p> <p>[REDACTED] Planner Strategic Planning [REDACTED]@Oxfordshire.gov.uk</p> <p>Oxfordshire County Council, County Hall, New Road, Oxford, OX1 1ND https://www.oxfordshire.gov.uk/</p>

Q3. You can upload supporting evidence here.
<ul style="list-style-type: none">File: OXFORD~1.PDF - [REDACTED]

Your details and future contact preferences

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

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

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

District: South Oxfordshire

Consultation: Garsington Neighbourhood Plan Final Submission 2023-2035

Annexes to the report contain officer advice.

Overall View of Oxfordshire County Council

Oxfordshire County Council welcomes the opportunity to comment on the Garsington Neighbourhood Plan and supports the Parish Council's ambition to prepare a Neighbourhood Plan. However, we strongly recommend changes are made to policies in the Neighbourhood Plan in line with the recommendations below.

Officer's Name: [REDACTED]

Officer's Title: Planner

Date: 07 June 2023

ANNEX 1
OFFICER ADVICE

District: South Oxfordshire

Consultation: Garsington Neighbourhood Plan 2023-2035 (Submission Document)

Team: Strategic Planning

Date: 31/5/23

Strategic Comments

The law requires that neighbourhood plans should be in general conformity with the strategic policies in the adopted local plan for the area. The South Oxfordshire District Council Local Plan adopted in December 2020 includes policy STRAT12 Land at Northfield, this allocates land to deliver 1,800 homes in the plan period.

Paragraph 13 of the NPPF is clear that neighbourhood plans should support the delivery of strategic policies contained in the local plan, it states:

"Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies."

Following a review of the Garsington Neighbourhood Plan final submission there appears to be several inconsistencies with what the local plan is intending to deliver through strategic policy STRAT12 Land at Northfield. The County's initial comments to the draft submission failed to recognise the Northfield allocated land is included in the Garsington Neighbourhood Plan boundary. The County Council wish to correct this by requesting amendments are made to the neighbourhood plan so that it aligns with strategic policies in the local plan.

We are aware that the promoters of the Northfield site (L&Q Estates) submitted comments at the pre-submission draft stage pointing out potential conflicts between the neighbourhood plan text and the adopted local plan. The consultation response from L&Q Estates suggested an additional policy in the neighbourhood plan which specifically considered STRAT12 Northfield to provide clarity that other policies in the neighbourhood plan are not applicable to the Northfield Development. This suggestion was not taken forward and has not been included in the final submission document.

There remain several policies in the Garsington Neighbourhood Plan that conflict with the STRAT12 Northfield strategic policy, namely:

- GARS3 Important Views
- GARS4 Local Gaps
- GARS5 Housing Mix
- GARS6 New Housing
- GARS7 Design Guidance
- GARS8 Biodiversity

Oxfordshire County Council requests the above policies are amended in the Garsington Neighbourhood Plan final submission to ensure they do not conflict with the strategic policy STRAT12 in the South Oxfordshire District Council Local Plan.

Please see also the comments from our Estates team which are relevant to this point of the effect on the Northfield allocation.

Archaeology also wish to submit comments to advise the inclusion of a policy in the Neighbourhood Plan supporting the historic environment.

We recommend that any local green space designation is checked directly with our Highways record team via [Highway searches](#). Where land has highways status, this takes legal precedence over the rights of the sub soil owner and no works can take place without the County Council's approval. The highway status of the land means the public have the right to pass and re pass over it and public utilities have the right to site equipment on or within it. It is unclear how any green space status could affect this, or the County Council's ability to carry out any highway works or improvements in the future and we would not want to fetter this ability in any way.

District: South Oxfordshire District Council

Consultation: Garsington Neighbourhood Plan 2023 – 2035 (Submission Document)

Team: OCC Property

Date: 25/05/2023

Property Comments

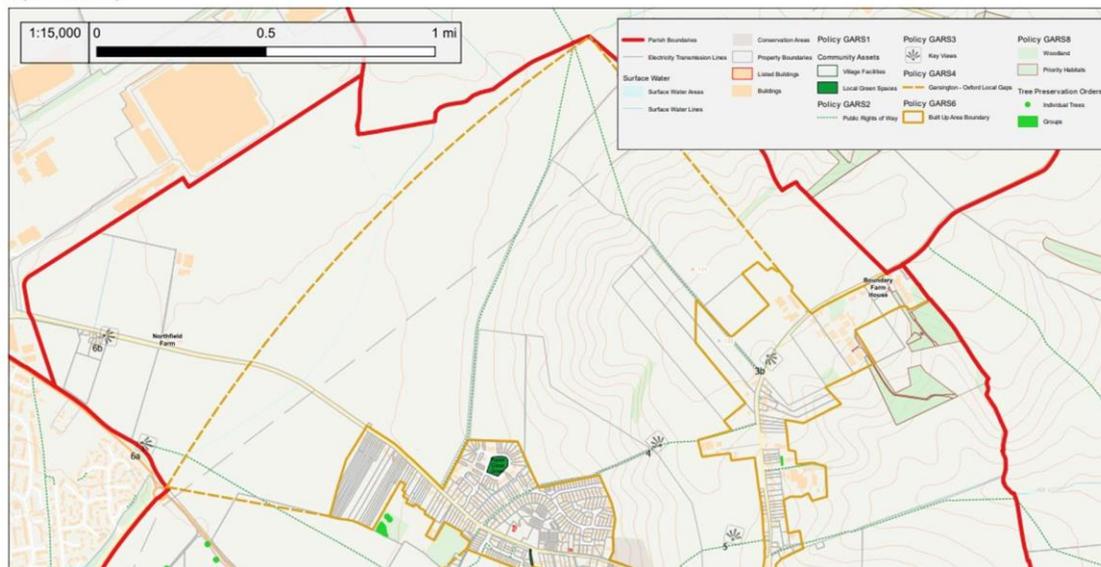
Oxfordshire County Council's Property Team has reviewed the Garsington Neighbourhood Plan 2023 – 2035 (Submission Document) and is disappointed to note that the comments made on 27th of May 2022 concerning the pre-submission version of the Plan appear not to have been taken into account in drafting the submission version of the Plan. Therefore, the OCC Property Team would like to re-iterate their previous comments and again request that the relevant parts of the Neighbourhood Plan be amended as previously suggested.

OCC Property controls 15.6 hectares of land to the north and south of Oxford Road which now forms part of the 'Land at Northfield' strategic Local Plan allocation (Policy STRAT12) in the adopted South Oxfordshire Local Plan:



Views from the centre of the Policy SRAT12 site (view 6b) and the southern part of the Policy STRAT12 site (view 6a) towards the village of Garsington along the Oxford Road have been identified as significant in the Submission Garsington Neighbourhood Plan:

Map 5 - Policies Map



As a result, parts of the STRAT12 site is directly impacted by Neighbourhood Plan Policy GARS3 “Important Views”. An extract from the Local Plan ‘Concept Plan’ is set out below for comparison:



It is important that the draft Neighbourhood Plan does not inadvertently prejudice the delivery of the Local Plan strategic site by safeguarding views that will inevitably be affected by the delivery of the STRAT12 development, either because built development obscures the views or landscape planting, both of which are indicated in the foreground and middle distance of these 'key views' according to the adopted Local Plan concept plan above.

If the effect of this policy were to be that certain parts of the STRAT12 site couldn't be delivered or could only be delivered in a different way to that anticipated in the adopted Local Plan, then it is possible that the Neighbourhood Plan could be regarded as not being in general conformity with the strategic policies in the development plan, and it may well have to be subject to a full SEA process because it would be effectively altering an adopted strategic Local Plan policy. It is therefore recommended that the Plan be modified to address this issue.

District: South Oxfordshire District Council

Consultation: Garsington Neighbourhood Plan 2023 – 2035 (Submission Document)

Team: Archaeology

Officer's Title: Archaeological Lead

Date: 22-05-23

Archaeology Comments

This neighbourhood plan does not contain any policy for the protection of the Historic environment as set out in the National Planning Policy Framework (NPPF 2021). Paragraph 190 of the NPPF states that;

190. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.

We have therefore previously recommended that a policy for the conservation and enjoyment of the historic environment is added to the Local Character Policies section of this plan such as the following.

Policy - Historic Environment

The parish's designated historic heritage assets and their settings, both above and below ground including listed buildings, scheduled monuments and conservation areas will be conserved and enhanced for their historic significance and their important contribution to local distinctiveness, character and sense of place.

Proposals for development that affect non-designated historic assets will be considered taking account of the scale of any harm or loss and the significance of the heritage asset as set out in the National Planning Policy Framework (NPPF 2012).

This plan however does not contain any policies or reference to the historic environment as specifically set out in the NPPF.

Garsington contains a number of significant heritage assets including a nationally important medieval cross, formally designated as a Scheduled Monument (1015175). This medieval cross is mentioned in this plan but is referred to as a site of local importance only and the plan makes no reference to its formal designation. The plan also omits any reference to the designated grade II* Registered Park and Garden of Garsington Manor (PG 2097).

There are also two areas of shrunken medieval settlement identified as surviving earthworks within the Village itself, One to the north of the Church and the other to the south east of Garsington Manor, immediately to the west of the road. These earthwork sites are particularly sensitive to damage from development and the latter site, given its undeveloped nature and its location along the line of an existing road, is particularly vulnerable to infill development.

No mention has been made of these important heritage assets for the village and the plan does not contain any strategy for the conservation and enjoyment of the historic environment.

As such this plan is not in line with the NPPF (2021).

Response 11

Respondent Details

Information
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Q1. Are you completing this form as an:
Agent

Your comments

Q2. You can provide your comments on the Garsington 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 sent via email

Q3. You can upload supporting evidence here.
<ul style="list-style-type: none">• File: 230601~1.PDF - [REDACTED]• File: [REDACTED] 7-6.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 Garsington Neighbourhood Plan:
Yes, I request a public examination

Public examination

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

See email

Your details and future contact preferences

Q8. After the publicity period ends, your response will be sent to an independent examiner to consider. As the neighbourhood planning process includes an independent examination of the plan, your name, postal address and email (where applicable) are required for your comments to be considered by the examiner. 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)	Planning Associate
Organisation (if relevant)	Barton Willmore
Organisation representing (if relevant)	L&Q
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Address line 3	8 Cherry Street
Postal town	Birmingham
Postcode	B2 5AL
Telephone number	██████████
Email address	██████████@stantec.com

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

████████████████████

From: [REDACTED]
Sent: 07 June 2023 15:48
To: Planning Policy S&V
Cc: [REDACTED]
Subject: Garsington Neighbourhood Plan - Regulation 16 Response
Attachments: 230601 Garsington NDP Reg 16 Representation Final P3 Combined.pdf

****EXTERNAL****

Dear Sir/Madam,

Please find attached a response to the Garsington Neighbourhood Plan Regulation 16 consultation, made on behalf of L&Q Estates. This representation is submitted in the context of Land at Northfield (STRAT12), which is allocated for development through the adopted South Oxfordshire Local Plan 2035 and is partly controlled by L&Q Estates.

L&Q Estates fundamentally objects to the Neighbourhood Plan as currently drafted and submits that it cannot proceed to referendum without modification as it does not meet the basic conditions required in order for the Plan to be found sound. This principally relates to prejudice afforded by the Neighbourhood Plan to Land at Northfield.

The number and significance of the amendments required are such that a neighbourhood plan hearing would be merited, in accordance with Paragraph 9(2) of Schedule 4B of the Town and Country Planning Act 1990 (as amended), to allow the landowners and promoters of STRAT12 a fair opportunity to put forward their case and discuss the issues identified within this and our previous representation. These issues are substantial and relate to a strategic allocation within the adopted South Oxfordshire Local Plan. They are therefore of a fundamental importance to ensure that the Neighbourhood Plan does not prejudice the delivery of the Local Plan.

I trust the above and attached is clear and satisfactory. However, should you require anything else, please do not hesitate to contact me.

Kind regards,

[REDACTED]
[REDACTED]
Planning Associate

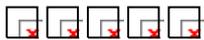
Direct: 0121 796 8302

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Email: [REDACTED]@stantec.com

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BARTON WILLMORE now  **Stantec**



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GARSINGTON NEIGHBOURHOOD PLAN REGULATION 16 CONSULTATION

Representation made on Behalf of L&Q Estates

June 2023

Garsington Neighbourhood Development Plan

Regulation 16 Consultation

Prepared on behalf of L&Q Estates

Project Ref:	25537
Status:	Final
Issue/Rev:	P3
Date:	06 June 2023
Prepared by:	FC
Checked by:	BDC
Authorised by:	MXS

Barton Willmore, now Stantec
Bank House
8 Cherry Street
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B2 5AL

Tel: 0121 796 8302

Ref: 25537/A3/FC/BDC

Email: [REDACTED]@stantec.com

Date: 06 June 2023

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CONTENTS

	Page
1.0 EXECUTIVE SUMMARY	1
2.0 INTRODUCTION	3
3.0 GENERAL COMMENTS	4
4.0 RELATIONSHIP WITH STRAT12, NORTHFIELD	5
5.0 OTHER NEIGHBOURHOOD PLAN POLICIES	9

1.0 EXECUTIVE SUMMARY

- 1.1 Barton Willmore, now Stantec, is instructed by L&Q Estates to respond to the Garsington Neighbourhood Plan Regulation 16 consultation. This Representation is submitted in the context of Land at Northfield (STRAT12), which is allocated for development through the adopted South Oxfordshire Local Plan 2035 and is partly controlled by L&Q Estates.
- 1.2 Barton Willmore, now Stantec previously submitted a representation to the Regulation 14 version of the Garsington Neighbourhood Plan. This Representation builds upon that which was submitted previously and makes reference to it where relevant. They should accordingly be read together.
- 1.3 **L&Q Estates fundamentally objects to the NP as currently drafted and submits that it cannot proceed to referendum without modification.** This principally relates to prejudice afforded by the NP to Land at Northfield, predominantly through Policies GARS3 – Important Views, and GARS4 – Local Gap.
- 1.4 Furthermore, as set out within our previous Regulation 14 representation, the Neighbourhood Plan ('the NP') must make clear the relationship between it and Land at Northfield, which is allocated within the South Oxfordshire District Council Local Plan (Policy STRAT12) and is located within the NP Area. The Regulation 16 version of the NP still does not do this.
- 1.5 It is important that the NP recognises that, whilst Land at Northfield has a greater functional relationship with Oxford City due to its proximity, it nonetheless lies within the Garsington NP Area, as defined by the NP Designation Map, which was formally designated by South Oxfordshire District Council in 2017. As a result, the policies and provisions within the NP apply to Land at Northfield, unless the Neighbourhood Plan explicitly states otherwise.
- 1.6 To overcome these issues and to ensure that the NP is in general conformity with the strategic policies contained within the South Oxfordshire Local Plan 2031, the NP should introduce a new Policy which specifically considers STRAT12 Northfield and reflects the wording of Policy STRAT12 from the South Oxfordshire Local Plan. This would provide clarity that other policies within the NP are not applicable to Land at Northfield and ensure that the NP does not prejudice the allocation.
- 1.7 L&Q Estates has provided suggested wording for this Policy within this Representation.

- 1.8 In its current form, the NP does not meet the basic conditions and therefore should not be made, without modifications. As currently drafted, the NP compromises the delivery of the Land at Northfield (STRAT12) allocation and is therefore in conflict with Basic Condition E (being in general conformity with the strategic policies contained in the development plan for the area). In doing so, it also prohibits the delivery of sustainable development, in conflict with Basic Condition D.
- 1.9 The number and significance of the amendments required are such that a neighbourhood plan hearing would be merited, in accordance with Paragraph 9(2) of Schedule 4B of the Town and Country Planning Act 1990 (as amended), to allow the landowners and promoters of STRAT12 a fair opportunity to put forward their case and discuss the issues identified within this and our previous representation. These issues are substantial and relate to a strategic allocation within the adopted South Oxfordshire Local Plan. They are therefore of a fundamental importance to ensure that the NP does not prejudice the delivery of the Local Plan.

2.0 INTRODUCTION

- 2.1 Barton Willmore, now Stantec, is instructed by L&Q Estates to respond to the Garsington Neighbourhood Plan (hereafter referred to as 'the Neighbourhood Plan' or 'NP') Regulation 16 consultation. This Representation is submitted in the context of Land at Northfield, which is allocated for development through the South Oxfordshire Local Plan 2035 (Policy STRAT12) and is partly controlled by L&Q Estates, acting on behalf of Brasenose College. The remaining land within the STRAT12 allocation is controlled by Oxfordshire County Council.
- 2.2 The progression of a Neighbourhood Plan must adhere to the Neighbourhood Planning General Regulations (2012) (hereafter referred to as 'the Regulations'). Garsington Parish Council has submitted its NP for examination and a consultation is being held by South Oxfordshire District Council under Regulation 16 of the Regulations.
- 2.3 This Representation is made with regard to the fact that all neighbourhood plans must meet the 'basic conditions' (as defined by paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990) in order to be made. These are:
- a) Having regard to national policies and advice contained in guidance issued by the Secretary of State
 - b) Having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses
 - c) Having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area
 - d) The Plan contributes to the achievement of sustainable development
 - e) The Plan is in general conformity with the strategic policies contained in the development plan for the area
 - f) The Plan does not breach, and is otherwise compatible with, EU obligations

3.0 GENERAL COMMENTS

- 3.1 L&Q Estates supports the production of a NP for Garsington. However, L&Q Estates would make the following general comments:

BACKGROUND, VISION AND OBJECTIVES

- 3.2 Section 2.3. (The Objectives) has replaced the Objective C and D of the Regulation 14 Neighbourhood Plan (2022) with the new Objective C, which states "*To set out policies to ensure any future developments are consistent with the rural nature of the village have limited impact or even enhance the local environment and habitats, and with a preference for affordable housing to meet the needs of the local community.*"
- 3.3 We believe that due to the location of Land at Northfield adjacent to Oxford City and not Garsington, it is unrealistic to expect the Site to be '*consistent with the rural nature of the village*'. The future development of Land at Northfield should instead be clearly distinct from Garsington and consistent with the urban nature of Oxford City, given its purpose is predominantly to meet unmet housing need arising from within Oxford.
- 3.4 This approach would align with the result from the Garsington Village Plan survey questionnaire published in 2014, in which 92% of the participants responded to the question "*How important is it to you that Garsington remains separate from Oxford, and does not become part of some bigger urban development?*" by stating that it was '*important*' or '*very important*' that Garsington remains separate as a community (as stated on page 11 of the Regulation 16 NP).

4.0 RELATIONSHIP WITH STRAT12, NORTHFIELD

- 4.1 As currently drafted, **the NP compromises the delivery of the allocation and is therefore in conflict with Basic Condition E (being in general conformity with the strategic policies contained in the development plan for the area)**. In doing so, it also prohibits the delivery of sustainable development, in conflict with Basic Condition D.

POLICY GARS3 – PROTECTION OF VIEWS

- 4.2 Whilst L&Q Estates recognises the importance of identifying local views, **it objects to Policy GARS3 of the NP as currently drafted** as it prejudices the delivery of Land at Northfield.

Extent of Views

- 4.3 Firstly, Map 5 – Policies Map, is not clear in identifying the full extent of the six views defined within the Policy. The Policy should include the nature of each view (such as direct, channelled, glimpsed, panoramic, transient etc.), the key structural and/or focal features of each view and who the viewers of each view are (pedestrians, cyclists, motorists, people at work etc).
- 4.4 In our previous Regulation 14 representation we recommended that further work was undertaken in respect of this Policy with support of a suitably qualified landscape consultant. It appears that this has not been undertaken.
- 4.5 Notwithstanding the lack of clarity in respect of views, it appears that Land at Northfield falls within View 4 ('view from the bridleway between Oxford Road and the Wheatley Road looking north-west to the City of Oxford'). Furthermore, View 6 (shown on Map 5 as views 6a and 6b) lies within the Northfield Site ('views coming into the village along the Oxford Road (also from Watlington Road)').
- 4.6 Map 5 suggests that View 6b exists from adjacent to Land at Northfield on Oxford Road, yet the wording of View 6b suggests that the view exists from multiple points (or continuously) along Oxford Road. L&Q Estates also has doubts over the extent of View 6b, given the extent and height of vegetation which runs parallel along Oxford Road, in addition to tree belts adjacent to Pine Close, Poplar Close and south of 197 Oxford Road. It is notable that Photograph 21 is taken from Watlington Road (View 6a), rather than Oxford Road (View 6b).

- 4.7 In any case, the Site is allocated for residential development which will inevitably change to some extent the context of views from these locations. It is unrealistic to assume that views will be maintained as existing. Views from location 6b will inevitably change in character and will no longer '*emphasize [sic] the rural nature of the village and its separation from Oxford by Northfields*'. Furthermore, views from location 6a will be largely obscured by the substantial green and blue infrastructure corridor to be provided along this edge of the allocated development.
- 4.8 Therefore, viewpoints should be selected where there is a realistic prospect of maintaining existing identified elements of these views. It is therefore evident that further work is required in respect of the identified views. Given the NP has now been submitted for examination, the opportunity to better define these views has now been lost and the Policy should instead be deleted.

Policy Wording

- 4.9 Policy GARS3 requires developments to '*preserve or enhance the local character of the landscape and not have a significant adverse impact on the following important views as shown on Map 5*'. The wording of this Policy is potentially prejudicial to the development of Land at Northfield. Given the development at the site will feature in these views, as shown on Map 5, the development is likely to have a degree of impact upon them, albeit L&Q Estates considers that the overall extent of this impact will be limited. It nevertheless remains that some impact is likely simply by virtue of its presence, which would be in conflict with the wording of the supporting text. The wording of this Policy therefore has the potential to jeopardise the delivery of the Land at Northfield. This is in direct conflict with Basic Condition E.
- 4.10 In addition, the development of the Site will inevitably result in fundamental change in the landscape of the Site from undeveloped land; to part of the urban area of Oxford. Even though this change takes place in the context of existing urbanising influences to the north-west and south-west of the Site which reduces the likely adverse effects on landscape character, there will inevitably be some adverse change to existing character, although this will be mitigated as much as possible by a sensitive design approach; and there is potential for some beneficial change in respect of the significant expansion and enrichment of the structural landscape associated with the Northfield Brook corridor.
- 4.11 As such, Policy GARS3 is not in general conformity with the strategic policies of the South Oxfordshire Local Plan 2035. Specifically, it is not in general conformity with Policy STRAT12, which requires Land at Northfield to come forward for development. As currently

worded, Policy GARS3 casts doubt over the delivery of the development and should be deleted accordingly.

POLICY GARS4 - LOCAL GAPS

- 4.12 The Regulation 16 NP has introduced Policy GARS4 Local Gaps (adapted from Regulation 14 Policy 2c Local Gaps). The Policy defines an 'Oxford Local Gap' which is shown on Map 5 (the NP Policies Map) and stipulates that:

"Proposals for new development or the re-use of rural buildings located in the defined Local Gap should preserve and where possible enhance its landscape character and should not lead to any further visual coalescence of the village with the city edge as it will be redefined by the allocated Northfield development site once built out.

Development must also avoid the visual coalescence of the main village defined by Policy GARS6 with the Riding Stables and with the other dwellings on Watlington Road".

- 4.13 In respect of the above, it is not clear what the 'landscape character' of the Gap is considered to be; it is not supported by evidence nor explained within the supporting text.
- 4.14 In terms of the northern extent of the Gap, it extends towards Oxford City and overlaps with the southern edge of the STRAT12 allocation (see *Site Boundary with Garsington Neighbourhood Plan Overlay* included at **Appendix 1**). There is therefore an area of the allocation which falls within the defined Local Gap.
- 4.15 The justification for this is included within the supporting text to the Policy, which states:

"As the allocation has not yet been the subject of a planning permission the boundary of the Garsington - Oxford Local Gap ... has been informed by the 2016 Northfield Vision Document Masterplan, which shows the proposed built-up area lying some distance within the site boundary. This Local Gap therefore includes the land earmarked for a green corridor around the edge facing Garsington. Should the built-up area of the permitted scheme be different to that shown then a subsequent review of the Neighbourhood Plan will update Map 5 - Policies Map accordingly. It is not the intention of the policy to prescribe a definitive boundary at Northfield now, but a boundary to the Gap does need to be shown for the policy to be applied to the remaining land and this is considered a reasonable approach to take."

- 4.16 L&Q Estates categorically objects to the reasoning above and to Policy GARS4, as it will fundamentally prejudice the delivery of Land at Northfield. The Policy therefore fails Basic Condition E.
- 4.17 Irrespective of whether or not the Local Gap encroaches upon area that will ultimately comprise 'built' form, the delivery of green infrastructure associated with the development within the Local Gap will likely result in a change to the character of the landscape. Whilst the character of the landscape is not defined within the NP, the landscape between Oxford City and Garsington is currently comprised of agricultural fields bounded by hedgerows and intermittent trees. The delivery of more robust green infrastructure on the edge of the development would be in contrast to this existing landscape and therefore at odds with Policy GARS4.
- 4.18 The NP must redefine the boundary of the Local Gap to align with the boundary of the South Oxfordshire Local Plan STRAT12 allocation, to avoid any potential conflict. This would still retain a significant and meaningful gap between the allocation and Garsington.

5.0 OTHER NEIGHBOURHOOD PLAN POLICIES

- 5.1 With regard to other NP Policies, the STRAT12 allocation falls within the Garsington NP Area, defined by Area Designation Map, which was formally designated by South Oxfordshire District Council in 2017. As a result, the policies and provisions within the NP apply to the allocation, unless the NP explicitly states otherwise.
- 5.2 For example, Policy GARS5 – Housing Mix, requires proposals for new residential development to ‘...consider[s] the needs of current and future households in Garsington’. The purpose of the STRAT12 allocation is to meet the housing needs of Oxford City, rather than Garsington and, as such, the housing mix provided within the allocation should be appropriate to the identified needs of Oxford, not Garsington. The wording of this Policy must either be changed to adhere to STRAT12 of the Local Plan, or specifically mention that the Policy GARS5 does not apply to Land at Northfield.
- 5.3 Likewise, Policy GARS7 – Design Guide, presents 11 criteria which are collectively considered to represent good design. Some of these criteria are specific to Garsington, such as requiring the use of ‘stone walling’, which is not prevalent within Oxford City. Again, this requirement should not apply to Land at Northfield.
- 5.4 Additionally, Policy GARS7 (part C) – Design Guidance, requires development to ‘be similar in density, plot width, footprint, separation, scale and bulk to the density, plot width, footprint, separation, scale and bulk of buildings in the surrounding area generally and of neighbouring properties’. This is in conflict with part vi) of Policy STRAT12 of the South Oxfordshire Local Plan 2035, which specifically requires development at Northfield to deliver higher density development (a minimum of 70 dph) along key transport corridors, adjacent to the local centre, and towards the north western boundary of the site, as well as deliver an overall site-wide average net density of 50-70 dph.
- 5.5 This is an explicit and direct conflict with a strategic policy within the South Oxfordshire Local Plan (STRAT12) and therefore a direct conflict with Basic Condition E.
- 5.6 Again, we strongly suggest that this Policy should be reworded to require adherence to Local Plan Policy DES1 (Delivering High Quality Development), or specifically state how Policy GARS7 does not apply to Land at Northfield.

Amendment Required

- 5.7 To overcome the issues identified within this Representation and to ensure that the NP is in general conformity with the South Oxfordshire Local Plan 2035, the NP should introduce

a new Policy ('Policy GARS9') which specifically considers STRAT12 Northfield and reflects the wording of Policy STRAT12 from the South Oxfordshire Local Plan 2035. This would provide the clarity that other policies within the NP are not applicable to the Northfield development. L&Q Estates suggests that this Policy could be worded as follows:

'Policy GARS9 – Land at Northfield

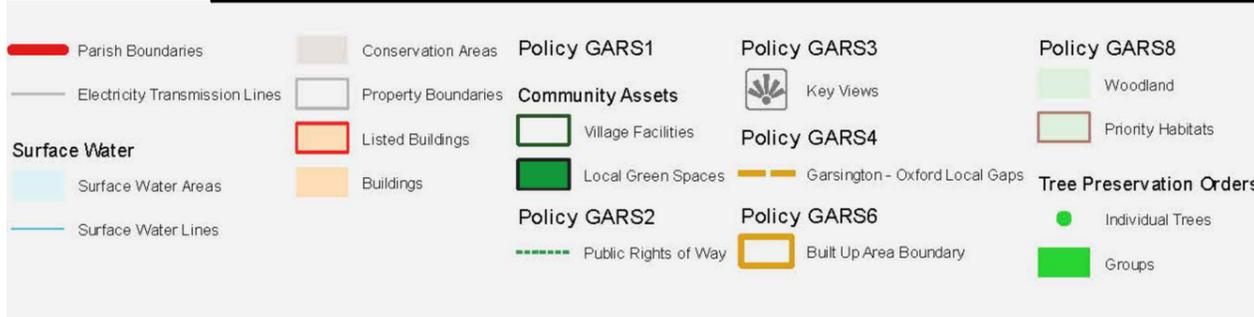
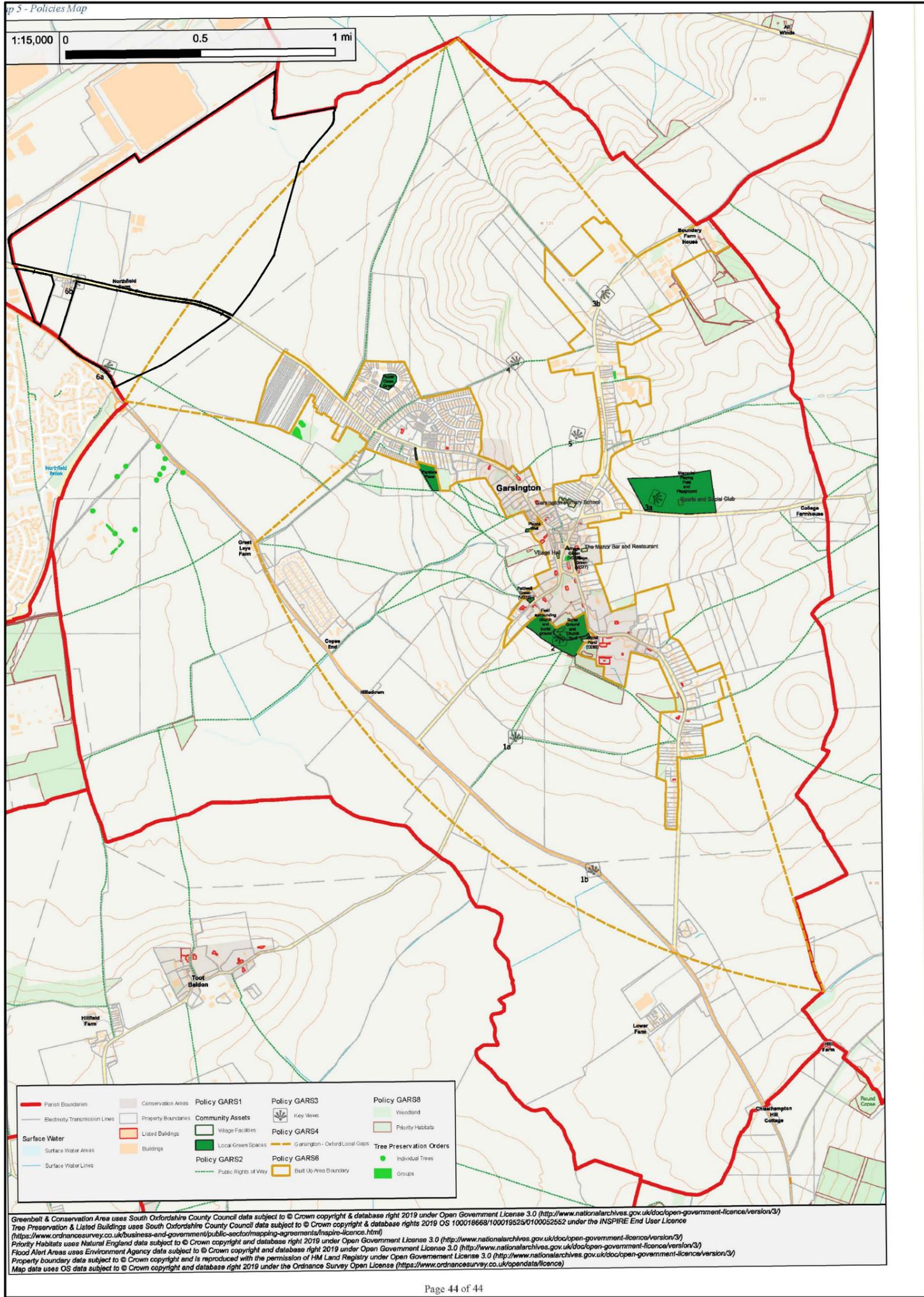
Land within the strategic allocation at Northfield, as identified through Policy STRAT12 of the South Oxfordshire Local Plan 2035, will be developed to deliver approximately 1,800 new homes and supporting services and facilities within the plan period. The site at Northfield is located on the edge of Oxford City's administrative boundary and seeks to assist the City in addressing its unmet housing needs, including affordable housing needs. As such, Land at Northfield does not seek to meet housing needs arising from within Garsington Neighbourhood Area and, therefore, the provisions of all other policies within the Garsington Neighbourhood Plan do not apply to development proposed within the allocation boundary. Further guidance in respect of Land at Northfield can be found within Policy STRAT12 of the South Oxfordshire Local Plan 2035.'

- 5.8 This would be an important addition to the NP, as it would then adhere to Basic Condition E) – 'The Plan is in general conformity with the strategic policies contained in the development plan for the area'. We believe that without this new Policy, section E of the Basic Conditions will not be met. The NP in its current form is also prohibitive of sustainable development, as required by Basic Condition D.
- 5.9 Alternatively, should this new Policy not be inputted into the Neighbourhood Plan, then we suggest that all the policies (as mentioned) specifically state how they do not apply to the Northfield site. The various Maps within the NP should also be updated accordingly to include the allocation, for clarity, and any overlap with the allocation and the Locla Gap should be removed.

Request for Examination

- 5.10 The number and significance of the amendments required are such that a neighbourhood plan hearing would be merited, in accordance with Paragraph 9(2) of Schedule 4B of the Town and Country Planning Act 1990 (as amended), to allow the landowners and promoters of STRAT12 a fair opportunity to put forward their case and discuss the issues identified within this and our previous representation. These issues are substantial and relate to a strategic allocation within the adopted South Oxfordshire Local Plan. They are therefore of

a fundamental importance to ensure that the NP does not prejudice the delivery of the Local Plan.



Site Boundary

Project
**Northfield,
 South East Oxford**
 Drawing Title
**Garsington Neighbourhood Plan
 Site Boundary Overlay**

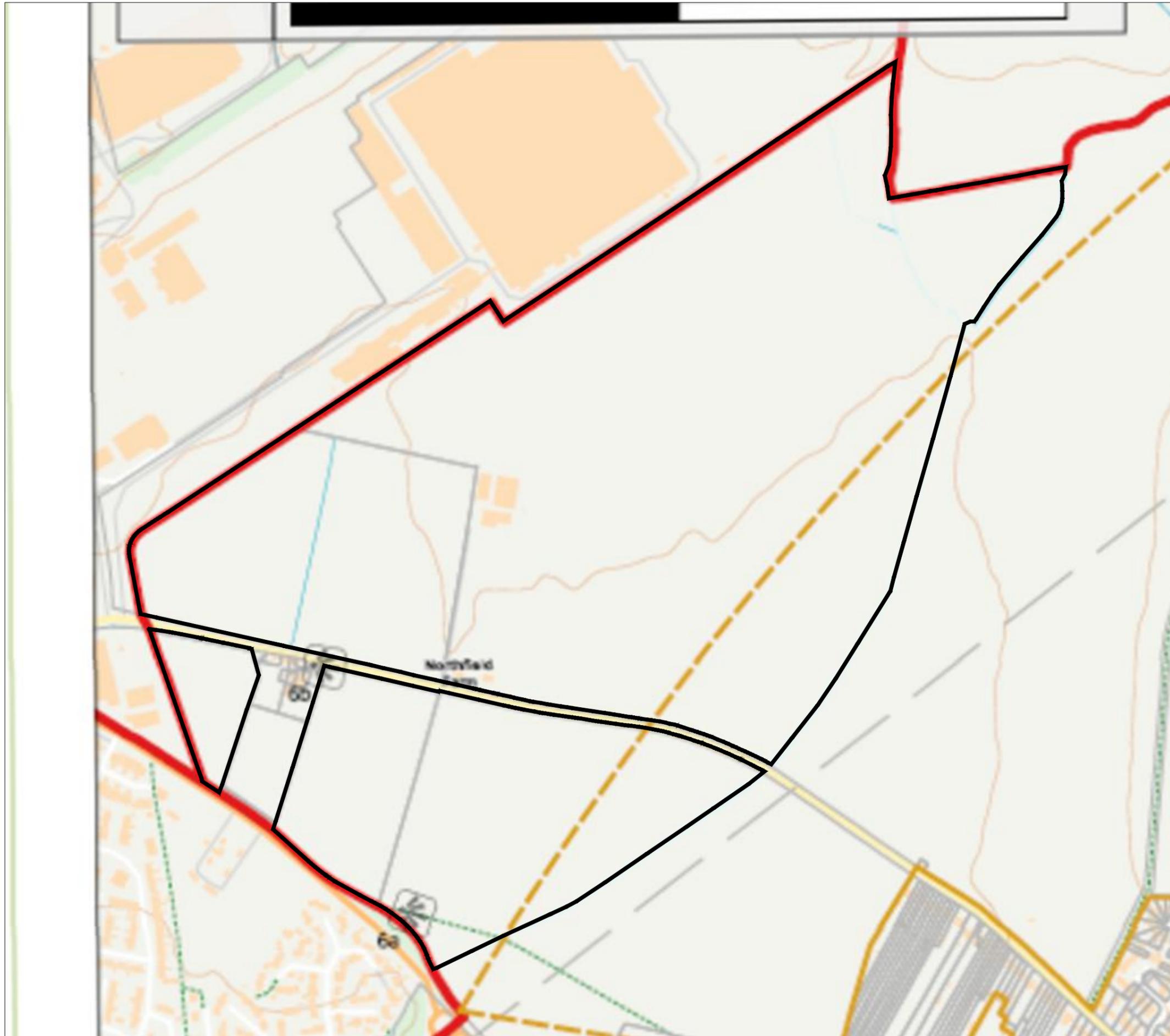
Date	Scale	Drawn by	Check by
01.06.23	NTS	SM	BC
Project No	Drawing No	Revision	
25537	BM-M-315	-	



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The scaling of this drawing cannot be assured

Revision	Date	Drn	Ckd
-	-	-	-

-  Site Boundary - 67.90ha
-  Parish boundary *
-  Policy GARS4 - Oxford Local Gaps *

Sources:
* Garsington Neighbourhood Plan

Project
**Northfield,
South East Oxford**



Drawing Title
**Site Boundary with Garsington
Neighbourhood Plan Overlay**

Date	Scale	Drawn by	Check by
01.06.23	1:5,000 @ A3	SM	BC

Project No	Drawing No	Revision
25537	BM-M-315	-



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