

Steventon Neighbourhood Plan - publicity period

Response 1

Submitted to Steventon Neighbourhood Plan: Submission Consultation
Submitted on 2024-01-31 10:28:09

Next steps

Part A - Personal Details

1 Are you completing this form as an:

Organisation

2 Please provide your contact details below.

Title:

█

Name:

██████████

Job title (if relevant):

Planning Policy Officer (Neighbourhood)

Organisation (if relevant):

Vale of White Horse District Council

Organisation representing (if relevant):

Address line 1:

Abbey House

Address line 2:

Abbey Close

Address line 3:

Postal town:

Abingdon

Post code:

OX14 3JE

Telephone number:

██████████

Email:

██████████@southandvale.gov.uk

Part B - Your comments

3 Please provide your comments below.

Your Comments:

Vale of White Horse District Council has worked to support Steventon Parish Council in the preparation of their neighbourhood plan and compliments them on a thoughtful 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 Steventon Neighbourhood Development Plan (NDP) during the pre-submission consultation. We note that Steventon Parish Council 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)

You can upload supporting evidence here:

Reg 16 Comments Steventon.pdf was uploaded

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

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

You can upload supporting evidence here:

No file uploaded

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

[REDACTED]

Public hearing

6 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.

No, I do not request a public hearing

Finally...

14 How did you find out about the Steventon Neighbourhood Plan consultation? Please tick all that apply.

[REDACTED]

[REDACTED]

Policy and Programmes

HEAD OF SERVICE: TIM ORUYE



Contact officer: [REDACTED]

[REDACTED]@southandvale.gov.uk

Tel: 01235 422600

23 January 2024

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

Vale of White Horse District Council has worked to support Steventon Parish Council in the preparation of their neighbourhood plan and compliments them on a thoughtful 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 Steventon Neighbourhood Development Plan (NDP) during the pre-submission consultation. We note that Steventon Parish Council 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 that the text below shows our recommended changes.

Ref.	Section/Policy	Comment/Recommendation
1	Main Cover	We recommend changing the end date of the Plan Period on the front cover from '2030' to '2031' as the Neighbourhood Plan states at paragraph 104 that the intention is to run concurrently with the Vale of White Horse Local Plan 2031.
2	Page 3, paragraph 2	We recommend the word 'and' is removed to improve the readability and clarity of the following sentence: <i>'If the plan is endorsed by a simple majority of those who vote at the referendum, and the plan will become part of the Statutory Development Plan.'</i>
3	Page 4, paragraph 5	We recommend '2031' is removed to improve the clarity of the following sentence: <i>'This Plan 2031 was written to provide the strategy, policies, and development'</i>
4	Page 5, Map	The Steventon Neighbourhood Plan Area Map is of low resolution making it unclear. We recommend that a new map of an enhanced quality is provided to improve the clarity of the plan. The District Council would be happy to assist with this if required.
5	Page 8, paragraph 29	We recommend the following modification to ensure that the plan is clear and factually accurate: <i>'nNatura 2000 two-thousand sites'</i>
6	Page 11, Objectives	Objective 13 states that the plan is aiming: 'To protect important local green spaces in line with the open space and recreation section of the NPPF'. There is currently no policy which reflects this objective and to bring clarity we recommend that this objective is removed from the plan. Objective 12 in the plan addresses green infrastructure, which makes clear that public open spaces are important to the community.
7	Page 15, Map	The size and style of the numbers used on the map make it difficult to distinguish between the buildings and identify which one each number relates to. The lines drawn from the boxes add to this difficulty. We recommend that a new map of an enhanced quality is provided to improve the clarity of the plan. The District Council would be happy to assist with this if required.
8	Page 17, Policy 1	Policy 1 makes reference to the 'design statement'. Previous communication with the Parish Council has confirmed that this document has not been produced and references to it elsewhere within the plan have been removed. We therefore recommend that the reference to the design statement in Policy 1 is removed for the purposes of clarity and accuracy.

Ref.	Section/Policy	Comment/Recommendation
9	Page 21, Paragraph 76	<p>We recommend the word 'by' is removed in the following sentence to improve clarity:</p> <p><i>'Local transport is by achieved by walking.'</i></p>
10	Page 21, Paragraph 77	<p>We recommend the word 'a' is removed in the following sentence to improve clarity:</p> <p><i>'Public transport provision in the Parish is adequate, with a regular bus services travelling to Oxford, Abingdon'</i></p>
11	Page 22, Fig.4	<p>The map legend indicates that a 'Restricted Byway' and a 'Village Green' should be present on the map; however, neither is visible. We recommend that the examiner seek clarification from the Parish Council and that either these are added to the map if they do exist, or the map legend is amended to remove these features to avoid confusion.</p>
12	Page 26, Paragraph 92	<p>We recommend that the word 'the' is added to the following sentence to improve clarity:</p> <p><i>'Many of the views complement the built form'</i></p>
13	Page 29, Policy 4 (b)	<p>We are very pleased that the plan includes a policy on biodiversity. The Parish Council has used the wording from a made neighbourhood plan, taking our previous advice where we signposted them towards the East Challow Neighbourhood Plan, as it was recently adopted at the time and included a policy on biodiversity. However, we recommend further refinements to the policy wording to ensure the policy is aspirational but deliverable, as required by the NPPF.</p> <p>The policy should recognise that it may not always be relevant or appropriate for proposals to be accompanied by surveys. Therefore, we recommend that 'Where appropriate' is inserted at the start of the policy:</p> <p><i>"Where appropriate, pProposals should be accompanied by surveys which assess the impact of the development on local biodiversity."</i></p> <p>We also recommend that the reference to section 15 of the NPPF is removed from the final sentence of the policy to remove unnecessary duplication with the NPPF. This has become more well established since the East Challow plan was made last year and we consider this wording is no longer necessary:</p> <p><i>"Development proposals should seek to deliver a minimum biodiversity net gain of 10%, having regard to the</i></p>

Ref.	Section/Policy	Comment/Recommendation
		requirements of section 15 of the National Planning Policy Framework.
14	Page 30, Paragraph 104	We recommend that the final sentence of this paragraph which simply states 'Joint Local Plan 2041' is removed as there is not context for its inclusion here: <i>'informing planning application decisions for the districts. Joint Local Plan 2041'</i>
15	Appendix 1, Listed Buildings Map	As with our comments on the map on page 15 of the plan, the size and style of the numbers used on this map make it difficult to distinguish between the buildings and identify which one each number relates to. The lines drawn from the boxes add to this difficulty. We recommend that a new map of an enhanced quality is provided to improve the clarity of the plan. The District Council would be happy to assist with this if required.
16	Appendix 5: Views and Vistas	We recommend that Figure 2 within this document is reproduced with the use of 'view cones' as opposed to the boxes currently used to identify the key views. This would provide greater clarity for developers and decision makers and ensure that policy 4(c) within the plan can be applied consistently and with confidence, as advised by paragraph 041 of the National Planning Policy Guidance . The District Council would be happy to assist with this if required.
17	Appendix 7: Introduction, Pg 1	We recommend the word 'or' is replaced with 'of' in the following sentence to improve clarity: <i>'In order to successfully plan for the future growth and development or of the parish'</i>
18	Appendix 7: Pg 12	We recommend the word 'Contest' is replaced with 'Context' in the following sentence to improve clarity: <i>'Landscape Contest Context'</i>
20	Appendix 7: Pg 13	'Figure 16' does not feature a description of the photograph. This appears to be an accidental omission as all the other images have descriptions, we therefore recommend that a short description is added in line with the other figures on this page for clarity and consistency.
21	Appendix 7: Pg 20	We recommend the use of a capitalised 'I' at the beginning of the following sentence to improve readability: <i>'# It is important to retain this historical link'</i>
22	Appendix 7: Pg 18	We recommend the word 'is' is removed to improve the clarity of the following sentence: <i>'The general appearance however is is dominated by Medieval to Victorian housing'</i>

Ref.	Section/Policy	Comment/Recommendation
23	Appendix 7: Pg 22	<p>We recommend the word 'direction' is included after 'southerly' in the following sentence for clarity and to improve readability:</p> <p><i>'Running in a southerly direction from The Causeway and crossing'</i></p>
24	Appendix 7: Pg 24	<p>We recommend inserting a space into 'STOCKSLANE FARM' so that it is consistent with other references throughout the plan and appendices:</p> <p><i>'STOCKSLANE STOCKS LANE FARM'</i></p>
25	Appendix 7: Pg 26	<p>We recommend inserting '.' after 'housing' in the following sentence to improve clarity:</p> <p><i>'This area has been redeveloped with modern housing. The buildings are of differing ages'</i></p>
26	Appendix 7: Pg 28	<p>We recommend removing the word 'the' to improve the clarity of the following sentence:</p> <p><i>'These help to soften the the approach and to the north.'</i></p>
27	Appendix 7: Pg 39	<p>We recommend the word 'the' is replaced with 'they' to improve the clarity of the following sentence:</p> <p><i>'Traffic calming and pedestrian crossing solutions may be beneficial where the they do not detract'</i></p>
28	Appendix 7: Pg 41	<p>We recommend the word 'in' is inserted after 'result' to improve the clarity of the following sentence:</p> <p><i>'would result in further amounts of traffic on an unclassified rural road'</i></p>
29	General Comment	<p>We recognise that the plan is at an advanced stage and that any modifications at this point will only occur where they are necessary to ensure the plan meets the basic conditions, however we would like raise these comments from our Climate and Biodiversity Team and Equalities and Inclusivity Officer, to allow the NP group to consider these points in any future review. We would be happy to discuss these points at a later date with the NP group.</p> <p>Our Climate and Biodiversity Team commented that they would like to have seen more policies encouraging low carbon development and renewable energy generation, but are satisfied that the submitted plan contains good policies which will encourage creation/protection of green spaces and walking and cycling infrastructure.</p> <p>Our Equalities and Inclusivity Officer has identified that there are opportunities for specific references to be included for</p>

Ref.	Section/Policy	Comment/Recommendation
		increasing accessibility for the elderly or those with mobility issues.

Response 2

Response ID ANON-53GK-H7RU-Z

Submitted to Steventon Neighbourhood Plan: Submission Consultation
Submitted on 2024-02-01 16:35:21

Next steps

Part A - Personal Details

1 Are you completing this form as an:

Individual

2 Please provide your contact details below.

Title:

Mrs

Name:

Louise Brockman

Job title (if relevant):

Organisation (if relevant):

Organisation representing (if relevant):

Address line 1:

[REDACTED]

Address line 2:

[REDACTED]

Address line 3:

[REDACTED]

Postal town:

[REDACTED]

Post code:

[REDACTED]

Telephone number:

[REDACTED]

Email:

[REDACTED]

Part B - Your comments

3 Please provide your comments below.

Your Comments:

Flooding due to climate change and the poor maintenance and overloading of the drainage system due to development in the village is a huge problem. This isn't made clear in the Plan & is not given enough importance. Developments will make flooding events far worse. Until the water system & drainage is sorted to try to prevent flooding as seen on 4th/5th January 2024 there should be NO new development in the village. The Public consultations are very out of date. Basing this on the views of people from nearly 10 years ago makes no sense. Bearing in mind the very poor return of the 2020 questionnaire - 29%!! I think another more up to date questionnaire should have been carried out to base public opinion on. Having asked people about housing development before the major estates were built and reporting this makes those views irrelevant. Some of the reporting of aspects of the village such as biodiversity is sloppy. When were water voles last seen in the village? 15 years according to a resident who closely monitored and protected them 20 years ago. Thames Water discharging sewage into Ginge Brook has affected the biodiversity of our waterways and cannot be ignored. The smell of raw sewage in various places around the village following high rainfall events is common.

The flippant description of the roads not being major, but congestion & high use by HGVs through the village is quite insulting to residents who have to tolerate the noise, pollution and danger. This should be a far bigger factor in the Plan. More development means more vehicles. The village should not be allowed to be used by large 42 tonne trucks or as a rat run by busy commuters who regularly speed through with no regard for others. Adding more housing would merely add to the issues.

Retail has not been encouraged, & stating that it is or would be is a joke. The centre of the village used to bustle. It is now just drivers dropping into the Coop.

The whole Plan gives the feel of the writers wearing rose tinted spectacles using outdated information whilst not looking at the real problems and issues.

You can upload supporting evidence here:

No file uploaded

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

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

New questionnaire for residents.

Focus on flooding, road use & carry out some ecological surveys.

Open your eyes to reality, not what the idyllic portrayal of a semi rural village is like. Steventon is being ravaged by overpopulation of the drainage system, overuse of the roads & lack of diversity in retail and housing - the development plan needs to focus on ensuring that monopoly houses on estates with one road in and out are not tolerated. Landowners should be forced to ensure that developers build well designed, quality housing that compliments the village.

You can upload supporting evidence here:

No file uploaded

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

[REDACTED]

Public hearing

6 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.

Yes, I request a public hearing

Finally...

14 How did you find out about the Steventon Neighbourhood Plan consultation? Please tick all that apply.

[REDACTED]

[REDACTED]

[REDACTED]

Response 3

Response ID BHLF-53GK-H7R2-W

Submitted to Steventon Neighbourhood Plan: Submission Consultation
Submitted on 2024-02-06 12:38:17

Next steps

Part A - Personal Details

1 Are you completing this form as an:

Organisation

2 Please provide your contact details below.

Title:

Name:

██████████

Job title (if relevant):

Town Planning Technician Wales and Western

Organisation (if relevant):

Network Rail

Organisation representing (if relevant):

Address line 1:

Temple Point

Address line 2:

Redcliffe Way

Address line 3:

Postal town:

Bristol

Post code:

BS1 6NL

Telephone number:

Email:

██████████@networkrail.co.uk

Part B - Your comments

3 Please provide your comments below.

Your Comments:

Please see Network Rail's representation attached.

You can upload supporting evidence here:

Network Rail.pdf was uploaded

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

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

You can upload supporting evidence here:

No file uploaded

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

████████████████████

Public hearing

6 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.

I don't know

Finally...

14 How did you find out about the Steventon Neighbourhood Plan consultation? Please tick all that apply.

████████████████████

From: [REDACTED] <[REDACTED]@networkrail.co.uk>
Sent: 12 December 2023 11:41
To: Planning Policy S&V
Subject: Steventon Neighbourhood Plan

****EXTERNAL****

OFFICIAL



Network Rail
1st Floor
Bristol Temple Point
Bristol
BS1 6NL

Date: 12 December 2023

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Ref: Steventon Neighbourhood Development Plan

Thank you for consulting us on the Steventon Neighbourhood Development Plan. This email forms for the basis of our response.

Network Rail is a statutory undertaker responsible for maintaining and operating the country's railway infrastructure and associated estate. Network Rail owns, operates, maintains and develops the main rail network. This includes the railway tracks, stations, signalling systems, bridges, tunnels, level crossings and viaducts. The preparation of development plan policy is important in relation to the protection and enhancement of Network Rail's infrastructure.

Level Crossings

Any development of land which would result in a material increase or significant change in the character of traffic using rail crossings should be refused unless, in consultation with Network Rail, it can either be demonstrated that they safety will not be compromised, or where safety is compromised serious mitigation measures would be incorporated to prevent any increased safety risk as a requirement of any permission.

There are two level crossings within the plan area:

- Stocks Lane Public Level Crossing (MLN1 56m 58cns)
- Causeway Public Level Crossing (MLN1 56m 73cns)

Network Rail has a strong policy to guide and improve its management of level crossings, which aims to; reduce risk at level crossings, reduce the number and types of level crossings, ensure level crossings are fit for purpose, ensure Network Rail works with users / stakeholders and supports enforcement initiatives. Without significant

consultation with Network Rail and if proved as required, approved mitigation measures, Network Rail would be extremely concerned if any future development impacts on the safety and operation of any of the level crossings listed above. The safety of the operational railway and of those crossing it is of the highest importance to Network Rail.

Level crossings can be impacted in a variety of ways by planning proposals:

- By a proposal being directly next to a level crossing
- By the cumulative effect of development added over time
- By the type of crossing involved
- By the construction of large developments (commercial and residential) where road access to and from site includes a level crossing
- By developments that might impede pedestrians ability to hear approaching trains
- By proposals that may interfere with pedestrian and vehicle users' ability to see level crossing warning signs
- By any developments for schools, colleges or nurseries where minors in numbers may be using a level crossing
- By any development or enhancement of the public rights of way

The NDP acknowledges the two level crossings within the plan, noting one is a promoted route.

It is Network Rail's and indeed the Office of Rail Regulation's (ORR) policy to reduce risk at level crossings not to increase risk as could be the case with an increase in usage at the four level crossings in question. The Office of Rail Regulators, in their policy, hold Network Rail accountable under the Management of Health and Safety at Work Regulations 1999, and that risk control should, where practicable, be achieved through the elimination of level crossings in favour of bridges or diversions.

The Council have a statutory responsibility under planning legislation to consult the statutory rail undertaker where a proposal for development is likely to result in a material increase in the rail volume or a material change in the character of traffic using a level crossing over a railway:-

- (Schedule 4 (j) of the Town & Country Planning (Development Management Procedure) Order, 2015) requires that "...development which is likely to result in a material increase in the volume or a material change in the character of traffic using a level crossing over a railway" (public footpath, public or private road) the Planning Authority's Highway Engineer must submit details to both the Secretary of State for Transport and Network Rail for separate approval.

Where development will affect these two level crossings, the crossings should be assessed in any transport statement that is submitted with an application and appropriate mitigation suggested.

As Network Rail is a publicly funded organisation with a regulated remit it would not be reasonable to require Network Rail to fund rail improvements necessitated by commercial development. It is therefore appropriate to require developer contributions to fund such improvements.

We would appreciate the council providing Network Rail with an opportunity to comment on any future planning policy documents. We look forward to continuing to work with you to maintain consistency between local and rail network planning strategy.

We trust these comments will be considered in your preparation of the NDP.

Kind Regards,


Town Planning Technician Wales and Western

Network Rail
Temple Point, Redcliffe Way, Bristol, BS1 6NL
E [redacted]@networkrail.co.uk
www.networkrail.co.uk/property

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If in any doubt, the grammar and spelling are poor, or the name doesn't match the email address then please contact the sender via an alternate known method.

Response 4

Response ID BHLF-53GK-H7RX-3

Submitted to Steventon Neighbourhood Plan: Submission Consultation
Submitted on 2024-02-06 12:42:46

Next steps

Part A - Personal Details

1 Are you completing this form as an:

Organisation

2 Please provide your contact details below.

Title:

Name:
[REDACTED]

Job title (if relevant):

Property Town Planner

Organisation (if relevant):

Organisation representing (if relevant):

Thames Water

Address line 1:

1st Floor West

Address line 2:

Clearwater Court

Address line 3:

Vastern Road

Postal town:

Reading

Post code:

RG1 8DB

Telephone number:
[REDACTED]

Email:

[REDACTED]@thamewater.co.uk

Part B - Your comments

3 Please provide your comments below.

Your Comments:

Dear Sir/Madam

Please find attached our response to the above consultation.

Kind regards

[REDACTED]

[REDACTED]
Property Town Planner

[REDACTED]

██████████@thameswater.co.uk

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

You can upload supporting evidence here:

Thames Water.pdf was uploaded

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

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

You can upload supporting evidence here:

No file uploaded

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

████████████████████
Public hearing

6 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.

I don't know

Finally...

14 How did you find out about the Steventon Neighbourhood Plan consultation? Please tick all that apply.

████████████████████



E: [REDACTED]@thamewater.co.uk
M: +44 (0) 7747 647031

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

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

23 January 2024

Vale of White Horse District –Steventon Parish Neighbourhood Plan 2022-2030

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 Steventon 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:

Water Supply and Wastewater/Sewerage Infrastructure

We support objective 3 at section 2.2 where it aims *“To increase resilience to flooding and climate change by ensuring adequate drainage and sewage capacity for all developments and by the application of design measures which mitigate the effects of changing temperatures and rainfall.”* To help meet this objective we consider that there should be a policy covering wastewater/sewerage and water supply infrastructure in the Neighborhood Plan.

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), 2023, 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 SD1 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.”***

Paragraph 97 & 98

Thames Water have concerns that this may deter the developer from exploring all other options as set out in planning policy.

In line with the NPPF and PPG, SuDS should be used for all major developments and can be beneficial when incorporated into other developments. It is considered that SuDS should also be required to be incorporated into all minor development proposals to minimise the discharge of surface water into existing surface or foul sewer networks which can exacerbate surface and foul water sewer flooding issues. SuDS help to control the discharge of surface water and can avoid existing surface water flooding issues being exacerbated as a result of development. It is considered that the policy should be amended to provide more detail on requirements for development in relation to fluvial and surface water flood risk matters. While a flood risk assessment may be required in relation to fluvial flooding, developments outside of the flood plain should be required to provide sufficient drainage information to demonstrate that they will not increase the risk of surface water flooding or sewer flooding.

The above concerns could also be addressed by providing a specific policy on SuDS such as that set out below together with suitable supporting text:

“Developers should ensure that surface water run-off is managed as close to source as possible in line with the following drainage hierarchy:

- 1 store rainwater for later use
- 2 rainwater infiltration to ground at or close to source
- 3 rainwater attenuation in green infrastructure features for gradual release (for example green roofs, rain gardens)
- 4 discharge rainwater direct to a watercourse
- 5 controlled rainwater discharge to a surface water sewer/drain
- 6 controlled rainwater discharge to a combined sewer

With regard to surface water drainage it is the responsibility of the developer to make proper provision for drainage to ground or watercourse. It is only when all options have been exhausted and there is not practical reason for using sustainable drainage, (documented evidence will be required to support this position) that developers should seek connection to the public network. Where disposing surface water outside of the public network is not practicable, run off rates should be reduced to greenfield run off rates, or better. Proposals for retrofitting SuDS measures will be supported in principle by the Council.”

South East Strategic Reservoir

Thames Water has engaged with Steventon Parish Council, and the local community, on its long-term plan for water supply (please see revised draft WRMP24 for further info: <https://www.thameswater.co.uk/about-us/regulation/water-resources>) including the proposal to develop a new reservoir in the Vale of White Horse, in proximity to Steventon village as safeguarded in the adopted Vale of White Horse Local Plan.

With the pressure on our water resources, the proposed new reservoir is a major part of Thames Water's plan to provide a safe and resilient water supply for future generations. As well as providing the vital water resources we need, the new reservoir could provide additional environmental, social and economic benefits for the local area. We acknowledge that some members of the local community have concerns about the proposed reservoir and we are committed to engage in open and constructive dialogue to address and mitigate these concerns as far as is practicable.

In regard to additional benefits, the reservoir offers a wide range of potential opportunities many of which accord with objectives set out in the Neighbourhood Plan, such as:

- creation of new habitats, including wetlands, which will help to protect and enhance the natural environment and improve biodiversity
- access to new green spaces for people to explore and enjoy, with accessible leisure and recreational facilities including angling and bird watching and a wide range of water sports for all
- provision of new walking and cycling trails linking into the existing network and improving connectivity of Steventon with the neighbouring villages
- support to the local economy through training and employment for local people as well as increased visitors to the area keen to take part in the range of outdoor activities on offer
- help to reduce flood risk through design of drainage systems to collect surface water and manage it

The new reservoir provides a unique opportunity to create an asset for the local community, as well as the wider region, and we are committed to work collaboratively with local organisations and communities to bring local benefits where possible. We welcome the opportunity to work with the Parish Council and its residents.

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://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Water-and-wastewater-capacity>

It should be noted that in the event of an upgrade to our sewerage network assets being required, up to three years lead in time is usual to enable for the planning and delivery of the upgrade. As a developer has the automatic right to connect to our sewer network under the Water Industry Act we may also request a drainage planning condition if a network upgrade is

required to ensure the infrastructure is in place ahead of occupation of the development. This will avoid adverse environmental impacts such as sewer flooding and / or water pollution.

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

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

Yours faithfully,

[REDACTED]
Thames Water Property Town Planner

Response 5

Response ID BHLF-53GK-H7RB-D

Submitted to Steventon Neighbourhood Plan: Submission Consultation
Submitted on 2024-02-06 12:46:33

Next steps

Part A - Personal Details

1 Are you completing this form as an:

Organisation

2 Please provide your contact details below.

Title:

Name:

[REDACTED]

Job title (if relevant):

Adviser

Organisation (if relevant):

Organisation representing (if relevant):

Natural England

Address line 1:

County Hall

Address line 2:

Spetchley Road

Address line 3:

Postal town:

Worcester

Post code:

WR5 2NP

Telephone number:

0300 0603900

Email:

consultations@naturalengland.org.uk

Part B - Your comments

3 Please provide your comments below.

Your Comments:

For the attention of [REDACTED]

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

Kind regards,

[REDACTED]

Adviser
Operations Delivery, Consultations Team
Natural England
County Hall
Spetchley Road
Worcester
WR5 2NP

Tel 0300 0603900

mail to: consultations@naturalengland.org.uk

www.gov.uk/natural-england

Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

For further information on the Discretionary Advice Service see [here](#)
For further information on the Pre-submission Screening Service see [here](#)

You can upload supporting evidence here:
460202 NE Response.pdf was uploaded

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

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

You can upload supporting evidence here:
No file uploaded

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

[REDACTED]

Public hearing

6 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.

I don't know

Finally...

14 How did you find out about the Steventon Neighbourhood Plan consultation? Please tick all that apply.

[REDACTED]

Date: 24 January 2024
Our ref: [REDACTED]
Your ref: Steventon Neighbourhood Plan



[REDACTED]
South Oxfordshire & Vale of White Horse 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]

Steventon Neighbourhood Plan - Regulation 16 Consultation

Thank you for your consultation on the above dated 07 December 2023 .

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

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

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

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

Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require a Strategic Environmental Assessment. Further information on protected species and development is included in [Natural England's Standing Advice on protected species](#) .

Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant a Strategic Environmental Assessment. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission [standing advice](#).

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

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

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 from [the Association of Local Environmental Records Centres](#) .

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)². 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](#)³.

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](#)⁴ website and also from the [LandIS website](#)⁵, which contains more information about obtaining soil data.

Natural environment issues to consider

The [National Planning Policy Framework](#)⁶ sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](#)⁷ 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.

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.

¹ <http://magic.defra.gov.uk/>

² <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>

³ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

⁴ <http://magic.defra.gov.uk/>

⁵ <http://www.landis.org.uk/index.cfm>

⁶ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁷ <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)⁸), such as Sites of Special Scientific Interest or [Ancient woodland](#)⁹. 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](#)¹⁰) or protected species. To help you do this, Natural England has produced advice [here](#)¹¹ 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 112. For more information, see [Guide to assessing development proposals on agricultural land](#)¹².

Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment and should provide net gains for biodiversity in line with the [National Planning Policy Framework](#). If you are setting out policies on new development or proposing sites for development, you should follow the biodiversity mitigation hierarchy and seek to ensure impacts on habitats are avoided or minimised before considering opportunities for biodiversity enhancement. 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 and how these could contribute to biodiversity net gain and wider environmental goals.

Opportunities for environmental enhancement might include:

- 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 reduce impacts on wildlife.
- Adding a green roof to new buildings.
- Providing a new footpath through the new development to link into existing rights of way.

[Defra's Biodiversity Metric](#) should be used to understand the baseline biodiversity value of proposed development sites and may be used to calculate biodiversity losses and gains where detailed site development proposals are known. For small development sites the [Small Sites Metric](#) may be used. This is a simplified version of [Defra's Biodiversity Metric](#) and is designed for use where certain criteria are met.

Where on site measures for biodiversity net gain are not possible, you should consider off site measures.

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. Natural England's [Green Infrastructure Framework](#) sets out further information on green infrastructure standards and principles
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance](#)¹³).

⁸ <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>

⁹ <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

¹⁰ <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>

¹¹ <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

¹² <https://www.gov.uk/government/publications/agricultural-land-assess-proposals-for-development/guide-to-assessing-development-proposals-on-agricultural-land>

¹³ <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>

- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks or on verges, 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).

Natural England's [Environmental Benefits from Nature tool](#) may be used to identify opportunities to enhance wider benefits from nature and to avoid and minimise any negative impacts. It is designed to work alongside [Defra's Biodiversity Metric](#) and is available as a beta test version.

Response 6

Response ID BHLF-53GK-H7R8-3

Submitted to Steventon Neighbourhood Plan: Submission Consultation
Submitted on 2024-02-06 14:25:05

Next steps

Part A - Personal Details

1 Are you completing this form as an:

Agent

2 Please provide your contact details below.

Title:

Name:

Job title (if relevant):

Graduate Planner

Organisation (if relevant):

Avison Young

Organisation representing (if relevant):

National Gas

Address line 1:

Central Square

Address line 2:

Forth Street

Address line 3:

Postal town:

Newcastle upon Tyne

Post code:

NE1 3PJ

Telephone number:

07985483600

Email:

██████████@avisonyoung.com

Part B - Your comments

3 Please provide your comments below.

Your Comments:

Dear Sir / Madam

We write to you with regards to the current consultations as detailed above in respect of our client, National Gas.

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.

Kind Regards

[REDACTED]
Graduate Planner

Mobile +44 07985483600

[REDACTED]@avisonyoung.com | avisonyoung.com

You can upload supporting evidence here:

25-01 Steventon NP Gas.pdf was uploaded

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

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

You can upload supporting evidence here:

No file uploaded

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

[REDACTED]

Public hearing

6 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.

I don't know

Finally...

14 How did you find out about the Steventon Neighbourhood Plan consultation? Please tick all that apply.

[REDACTED]

Our Ref: MV/ 15B901605



25 January 2024

Vale of White Horse District Council
planning.policy@southandvale.gov.uk
via email only

Dear Sir / Madam

**Steventon Neighbourhood Plan - Regulation 16 Consultation
December 2023 – February 2024
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
Forth Street
Newcastle upon Tyne
NE1 3PJ

[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]

[REDACTED]
Director

0191 269 0094

[REDACTED] [@avisonyoung.com](mailto:[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 7

Response ID BHLF-53GK-H7RH-K

Submitted to Steventon Neighbourhood Plan: Submission Consultation
Submitted on 2024-02-06 14:21:17

Next steps

Part A - Personal Details

1 Are you completing this form as an:

Organisation

2 Please provide your contact details below.

Title:

Name:

[REDACTED]

Job title (if relevant):

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:

Postal town:

Newcastle upon Tyne

Post code:

NE1 3AZ

Telephone number:

01912690094

Email:

[REDACTED]@avisonyoung.com

Part B - Your comments

3 Please provide your comments below.

Your Comments:

Dear Sir / Madam

We write to you with regards to the current consultations as detailed above in respect of our client, National Grid.

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.

Kind Regards

[REDACTED]

██████████
Graduate Planner

Mobile +44 07985483600

██████████@avisonyoung.com | avisonyoung.com

You can upload supporting evidence here:

25-01 Steventon NP.pdf was uploaded

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

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

You can upload supporting evidence here:

No file uploaded

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

████████████████████

Public hearing

6 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.

I don't know

Finally...

14 How did you find out about the Steventon Neighbourhood Plan consultation? Please tick all that apply.

██████████████████ :

Our Ref: MV/ 15B901605



25 January 2024

Vale of White Horse District Council
planning.policy@southandvale.gov.uk
via email only

Dear Sir / Madam

**Steventon Neighbourhood Plan - Regulation 16 Consultation
December 2023 – February 2024
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:

██████████, **Director**

nationalgrid.uk@avisonyoung.com

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

██████████, **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,

████████████████████

Director

0191 269 0094

██████████ [@avisonyoung.com](mailto:██████████@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

Response ID BHLF-53GK-H7RA-C

Submitted to Steventon Neighbourhood Plan: Submission Consultation
Submitted on 2024-02-06 14:31:12

Next steps

Part A - Personal Details

1 Are you completing this form as an:

Agent

2 Please provide your contact details below.

Title:

Name:

[REDACTED]

Job title (if relevant):

Planning Manager

Organisation (if relevant):

Organisation representing (if relevant):

Gleeson Land

Address line 1:

Sentinel House

Address line 2:

Harvest Crescent

Address line 3:

Fleet

Postal town:

Guildford

Post code:

GU51 2UZ

Telephone number:

[REDACTED]

Email:

[REDACTED]@mjgleeson.com

Part B - Your comments

3 Please provide your comments below.

Your Comments:

Dear Planning Policy Team

Steventon Neighbourhood Plan: Submission Consultation

In response to the above Neighbourhood Plan consultation please find attached representations from Gleeson Land.

I would be grateful if you could confirm receipt of this email.

Kind regards

[REDACTED]

[REDACTED]
Planning Manager

Gleeson Land

Sentinel House | Harvest Crescent | Fleet | Hampshire | GU51 2UZ

t: m: +447816353032 w: www.gleesonland.co.uk

Please support our nominated charity; Momentum Children's Charity <https://www.justgiving.com/page/gleeson-land-momentumchildrenscharity>

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Gleeson.pdf was uploaded

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

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

You can upload supporting evidence here:

No file uploaded

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

[REDACTED]

Public hearing

6 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.

I don't know

Finally...

14 How did you find out about the Steventon Neighbourhood Plan consultation? Please tick all that apply.

Other, please specify:

Planning Department
Vale of White Horse District Council
135 Eastern Ave,
Park Dr,
Milton,
Abingdon
OX14 4SB

By email only

RE: Steventon Neighbourhood Plan Consultation

Dear Planning Policy

This letter aims to provide a comments and suggestions, to ensure the Steventon Neighbourhood Plan aligns with both local aspirations and broader planning principles. Gleeson Land supports the efforts of the Neighbourhood Plan to balance sustainable development with the preservation of the village's rural character. These comments are made in respect to the site Gleeson Land are promoting land for new residential development on the west side of the village at 'Land South of Hanney Road'.

Sustainable Development and Housing

The strategy to support measured development to meet local needs is well-considered. Gleeson's site at land south of Hanney Road, is a viable location for new development, and would adhere to high-quality design principles that align with the existing village character. Careful design can mitigate potential adverse impacts on the surrounding landscape and maintain the area's character.

Local Character and Design

Gleeson supports the recognition in Policy 1 of the wide range of benefits that new development can deliver, particularly the provision of more affordable homes for people that want to continue living in Steventon but are currently unable to. Gleeson also supports the requirement for new build development beyond the existing settlement boundary to give the look and feel of a natural extension to the existing village, having particular regard to the preservation of the conservation of the conservation area, listed buildings and their settings. Gleeson notes that land on the west side of the village is suitably removed from the Conservation Area and Listed Buildings such that development would not cause harm to their appearance or setting. Any development on the site could be designed to reflect the existing character of Steventon to naturally assimilate with the existing village.

Local Facilities and Economy

As rightly highlighted in the Neighbourhood Plan Steventon has a thriving community with excellent opportunities for leisure with the allotments, Village Green and sporting facilities, hosting a wide range of clubs and societies. However it is also noted that the viability of many rural services and shops has declined significantly over the past fifty years, with many residents commuting out of the village for work. Policy 2 is geared towards supporting the enhancement and preservation of the existing facilities. This approach is supported. It is also considered that larger scale new development at the village would be of great benefit existing services and facilities through increased use and increased revenue. New development can also provide financial contributions to improve and build upon existing facilities to enhance their function and usefulness. It is suggested that the opportunities and benefits that new developments can bring to existing communities is given more emphasis in the Neighbourhood Plan.

Transport and Connectivity

The Neighbourhood Plan highlights the congestion around the village centre during peak periods. It is also noted that recent developments are only connected to the village by one point of entry/ exit leading to excessive car use over walking or cycling, which has led to a feeling that these developments are isolated from the rest of the village.

Policy 3 Transport and Connectivity requires new development to mitigate impacts on the transport network or highway safety, and maximise opportunities to walk and cycle. This approach is supported and it is considered that Land to the south of Hanney Road could be well connected to the village by walking and cycling either along Hanney Road or via routes through Harding Vale, Milbank Way the then onto The Causeway and the central services and facilities in the village.

Landscape and Environment

Views and Vistas are seen as an important part of the landscape that defines Steventon Parish. The Neighbourhood Plan recognises that many views complement the built form and are important in the setting of heritage assets.

Policy 4 (c) states that development proposals which would have an unacceptable impact on the local character of an identified important view will not be accepted. Wide ranging views to the south and west are, among others, identified as being of benefit to the village. The Neighbourhood Plan notes that land to the west of the village is flat towards Hanney and is designated as safeguarded land for a massive strategic reservoir. Such a structure would inevitably result in a very significant change to the existing landscape.

Evidence for the Key Views and Vistas are supplied through the Character Appraisal (Appendix 7 of the Neighbourhood Plan). Gleeson Land's site is within Region 5 View Hanney Road West. This view is said to benefit from wide ranging views, particularly to the west and south.

The Character Appraisal that underpins the Key Views and Vistas was carried out by Bluestone Planning LLP who are chartered town planners. The character appraisal was prepared using the RTPi toolkit and pro forma in addition to the toolkit and pro forma produced by Oxford City Council.

The character appraisal recognises that it is a starting point and any development proposals should be informed by an individual assessment commensurate with the scale of the project proposed. As recognised by Policy 4 (c) it is considered that development within the identified views may be acceptable if the impact on the view is not unacceptable.

The appraisal divides the village into character areas. To the south and west of Steventon are Areas 8 and 10. Area 8 is comprised of mid to late C20 estate development, with limited rural views due to recent development, and Area 10 is comprised of development from 2010 onwards. Gleeson's site is adjacent to Area 10 which is considered to have a generic estate character and appearance that draws little influence from the local vernacular. As such the appraisal finds that these developments feel largely disconnected from the village due to their layout or location.

The Neighbourhood Plan's emphasis on safeguarding views and vistas, while commendable in its intent to preserve the village's character, needs to be balanced against the need for new development and the clear benefits it can deliver. The safeguarding of views should not preclude the village from meeting its housing needs, particularly for affordable homes.

As set out below Gleeson considers that there is an opportunity to deliver a landscape-led development that would enhance the visual approach to the village through creating a better transition from the rural countryside to the built up edge of Steventon, compared to the existing modern development that has an abrupt transition and currently appears detached from the settlement and the surrounding countryside.

Land south of Hanney Road – Development opportunity

In terms of published landscape character, the site is covered by Vale of White Horse Landscape Character Assessment (2017) at a district level and the Oxfordshire Wildlife and Landscape Study (2004) in the VL2 – Grove to Steventon Lower Vale Farmland Landscape character area and Alluvial Lowlands Landscape Type/ WH/27 Local Landscape Character Area respectively.

Land to the south and west of Steventon is low lying and generally flat. The landscape is cut by transport corridors including Hanney Road and the railway line to the south, which provide local audible and visual effects with a strong sense of movement. Additional urban features include the settlement edge of Steventon and a large presence of pylons, overhead cables and features associated with the electrification of the railway line.

1. **Integration with the Existing Landscape:** A landscape-led approach can lead to the sensitive and creative integration of new development into the existing landscape. This would be achieved through careful planning and design that respects the natural

topography, use of local materials, and extensive landscaping and green spaces within the development, creating a buffer to more open land to the west.

2. **Mitigating Visual Impact:** The visual impact of development on the identified view to the south and west of Steventon could be addressed through appropriate layout and well thought out architectural design. New homes can be designed with traditional and natural colour palettes, and a well-designed layout, with use of green space and buffers, would blend new development with the surroundings.
3. **Enhancing Biodiversity and Environmental Benefits:** Development, when done thoughtfully, can enhance rather than detract from local biodiversity and environmental quality. Generous green infrastructure within the layout would have the dual benefit of creating a smoother transition to the surrounding landscape and deliver an overall biodiversity net gain.
4. **Respecting Local Character While Addressing Housing Needs:** A landscape-led development can be designed to reflect Steventon's architectural vernacular while offering a variety of housing types to meet diverse needs.
5. **Economic and Social Viability:** New development at Steventon would bolster the local economy and social fabric. By increasing the population base, there is an opportunity to support local businesses and services, enhancing the village's vitality and sustainability.

In conclusion, the intention of the Neighbourhood Plan to ensure that new development on the edge of Steventon is of a high quality that reflects the existing character of the village and brings out its inherent qualities is supported. In regards to the identification of key views and vistas, while we recognize and respect the intentions behind this. When it comes to considering new development we advocate for a more nuanced approach that allows for responsible and innovative development. We believe it is entirely feasible for new development to be accommodated to the west and south of the village, on land to the south of Hanney Road, in a way that respects the existing landscape and village character, while also providing much-needed housing and economic benefits.

Yours sincerely

██████████

Response 9

Response ID BHLF-53GK-H7RV-1

Submitted to Steventon Neighbourhood Plan: Submission Consultation
Submitted on 2024-02-06 14:34:00

Next steps

Part A - Personal Details

1 Are you completing this form as an:

Organisation

2 Please provide your contact details below.

Title:

Name:

[REDACTED]

Job title (if relevant):

Strategic Planner

Organisation (if relevant):

Oxfordshire County Council

Organisation representing (if relevant):

Address line 1:

County Hall

Address line 2:

New Road

Address line 3:

Postal town:

Oxford

Post code:

OX1 1ND

Telephone number:

[REDACTED]

Email:

[REDACTED]@Oxfordshire.gov.uk

Part B - Your comments

3 Please provide your comments below.

Your Comments:

Dear Sir/Madam,

Please find attached Oxfordshire County Council's response to the Steventon Submission Neighbourhood Plan.

Email acknowledgment of this response would be greatly appreciated.

Kind regards,

[REDACTED]
Strategic Planner
Strategic Planning & Infrastructure

[REDACTED]@Oxfordshire.gov.uk
Oxfordshire County Council, County Hall, New Road, Oxford, OX1 1ND
<https://www.oxfordshire.gov.uk/>

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

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

You can upload supporting evidence here:
No file uploaded

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[REDACTED]

Public hearing

6 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.

I don't know

Finally...

14 How did you find out about the Steventon Neighbourhood Plan consultation? Please tick all that apply.

[REDACTED]

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

District: Vale of the White Horse

Consultation: Steventon Neighbourhood Plan 2022-2030 (Submission Version)

Annexes to the report contain officer advice.

Overall View of Oxfordshire County Council

Oxfordshire County Council supports the ambition of Steventon Parish Council to prepare a neighbourhood plan and would like to thank the Parish Council for giving the County Council the opportunity to provide comments.

Officer's Name: [REDACTED]

Officer's Title: Planner

Date: 01 February 2024

ANNEX 1
OFFICER ADVICE

District: Vale of White Horse

Consultation: Steventon Neighbourhood Plan 2022-2030 (Submission Version)

Team: Strategic Planning

Date: 1st February 2024

Strategic Comments

Oxfordshire County Council submitted comments to the Steventon Neighbourhood Plan Pre-Submission draft version on the 12th November 2021, however, it appears the recommendations included in this consultation response have not been taken forward in the Submission draft plan. The Consultation Statement published as part of the Regulation 14 consultation does not include Oxfordshire County Council as a consulted body in the table on page 18. The comments and recommendation the County Council made are not included in Table 5 pages 18-25 in the Consultation Statement.

The County Council recommend the comments previously submitted in November 2021 to the Pre-Submission draft Neighbourhood Plan are considered, along with comments in this response, by the Examiner in the independent examination.

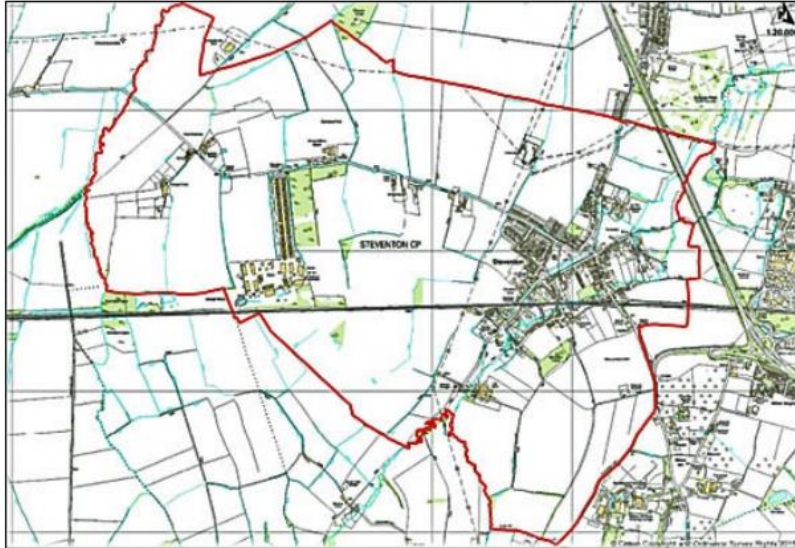
South East Strategic Reservoir Option (SESRO)

An important matter for the Neighbourhood Plan to consider, which was raised in the County Council's previous comments, is the safeguarding of land for a possible future reservoir. VOWHDC Local Plan Part 2 Core Policy 14a: Upper Thames Strategic Storage Reservoir, provides further details. OCC's latest position on the reservoir can be found at the following link: Item 19. [Agenda for County Council on Tuesday, 2 November 2021, 11.00 am \(oxfordshire.gov.uk\)](#)

A significant portion of the Steventon Neighbourhood Plan area is within the land safeguarded for a possible future reservoir. Steventon Neighbourhood Plan Area and the VOWHDC Local Plan Part 2 Appendix C: Land Safeguarded for Upper Thames Reservoir are copied below for reference. It would be beneficial to show this safeguarded area in the Neighbourhood Plan key diagram.

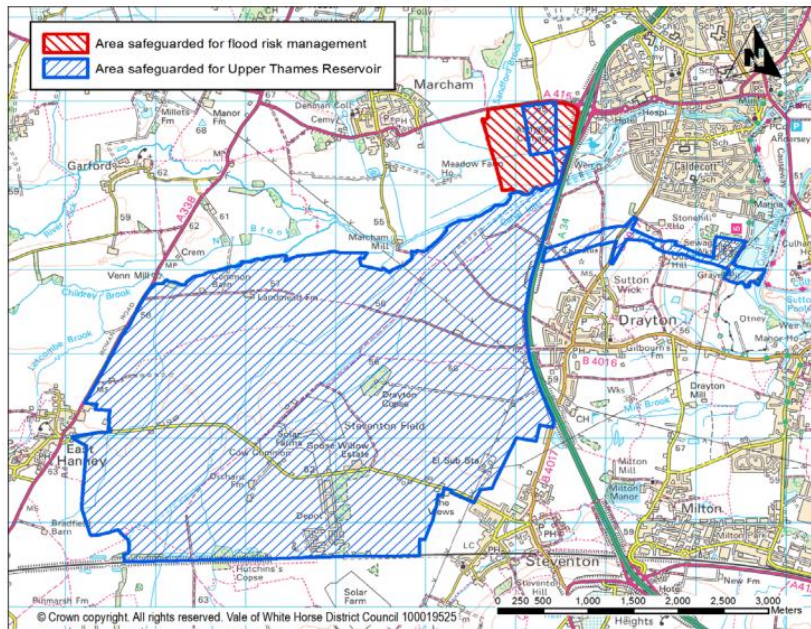
Page 5 of the Submission Neighbourhood Plan

Fig. 1 Steventon Neighbourhood Plan Area



Appendix C of the VOWHDC Local Plan Part 2

Appendix C: Land Safeguarded for Upper Thames Reservoir



Transport

The inclusion of OCC's Parking Standards in Policy 3 Transport and Connectivity on page 24 is recommended. This document can be found [here](#).

New wording for Policy 3 has been suggested for the inclusive of active travel provision in the Transport comments below.

Flooding

It is advised the Neighbourhood Plan should refer to the [LLFA Standards](#) in the Landscape and Environment section in Policy 4 (d), as a signposting exercise to further guidance on the requirements to surface water from new developments.

Noting the recent flooding in the area, the LLFA's role in the planning process generally relates to the surface water drainage and SuDS for new developments. The Environment Agency is the statutory consultee for development within the flood zones. Flood zones are related to main river flooding, the Environment Agency produce the mapping and they are consulted in the planning process for developments in flood zones.

Archaeology

The plan should include a positive strategy for the conservation of the historic environment, which includes archaeological sites. Suggested policy wording has been included in the officer's comments.

Please see detailed officer comments also contained in Annex 1.

District: Vale of White Horse District Council
Consultation: Steventon Final Submission Neighbourhood Plan 2022 – 2030
Team: Planning Place & Co-ordination (South & Vale)
Officer's Name: [REDACTED]
Officer's Title: Transport Planner
Date: 30/01/2024

Transport Strategy Comments

Regarding: Policy 3 Transport and Connectivity, p.23

Policy 3 is specifically referenced to be in accordance with National Planning Policy Framework Paragraphs 112, 113 and 115. Paragraph 115. States:

“115. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”

The draft Steventon NP's Policy 3 (in the first line in the Policy 3 box) on the other hand states:

“Development proposals should ensure that any significant impacts from the development on the transport network or on highway safety, can be effectively mitigated.”

The proposed policy requirement goes above and beyond the NPPF and as such is unlikely to be usable as the basis for planning decisions. This is because while the NPPF allows local plans to deny any proposals which may cause unacceptable transport impacts, the proposed Steventon NP draft suggests being able to actively force developers to build new infrastructure (or use other means) to correct any negative impacts caused by a poor development proposal or scheme.

Accordingly, the policy requirement of Policy 3 in the draft NP should be amended to reflect the same tone of the NPPF, i.e., that proposals with negative transport impacts can be denied, rather than developers be forced to mitigate negative impacts.

Similarly, in the Policy 3 box, maximising opportunities for walking and cycling “Off-Site”, is proposed by “mitigating the transport impacts of the development by providing...”. Instead, the NP should reflect the NPPF more accurately by stating that proposals causing adverse impacts will/could be denied, rather than putting impetus on correcting issues caused by the proposal.

Regarding works at Featherbed / Steventon lights

Improvements to Steventon Lights are now expected with construction planned for Summer 2024. The scheme includes carriageway widening to accommodate an

eastbound bus lane, new active travel facilities, new traffic lights and crossing points. Further information on the scheme can be found at the link below:

<https://www.oxfordshire.gov.uk/residents/roads-and-transport/roadworks/future-transport-projects/a4130-steventon-lights>

Improvements to Featherbed Lane will be investigated as part of work on the Rowstock Area Transport Study. Further information regarding this will be available on our internet pages in due course.

District: Vale of White Horse District Council
Consultation: Steventon Final Submission Neighbourhood Plan 2022 – 2030
Team: Transport Development Management
Officer's Name: [REDACTED]
Officer's Title: TDM Team Leader
Date: 19th January 2024

Transport Development Management Comments

Policy 3: Transport and Connectivity. Agree with principle of '*New Development should maximise opportunities to walk and cycle, including between Steventon and neighbouring villages by....*'

However, the wording proposed for the first bullet point is recommended to be revised to:

On site: providing stretches of cycle routes which pass through the sites, providing secure cycle storage, and incorporating good quality connections for pedestrians and mobility scooters with dropped kerbs onto roadways.

Off-site: mitigating the transport impacts of the development by providing link pavements and cycle routes to key village facilities and public footways and footpaths.

No parking provision are proposed within the proposed document or wording around EV charging infrastructure etc.

No mention of sites contributing towards improving public transport services.

District: Vale of White Horse District Council

Consultation: Steventon Final Submission Neighbourhood Plan 2022 – 2030

Team: Archaeology

Officer's Name: [REDACTED]

Officer's Title: Team Leader - Archaeology

Date: 29-1-24

Archaeology Comments

The area of this Neighbourhood Plan contains a range of archaeological heritage assets including Neolithic flint scatters, Bronze Age settlement, an Iron age and Roman settlement as well as the well preserved medieval causeway, surviving ridge and furrow and the line of the post medieval Wiltshire and Berkshire Canal.

Whilst the listed medieval causeway is highlighted within the plan there is no further consideration of archaeological heritage assets within this Neighbourhood Plan.

We have previously highlighted the policy for heritage assets need to include archaeological sites and not just standing buildings in our previous response on the 20th November 2022.

This policy has now been removed however with the reason stated that no new locally listed heritage assets were identified. These archaeological heritage assets are recorded on the Historic environment Record and are also available online via the national Heritage Gateway. Neither of these sources appear to have been consulted however.

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. (NPPF 2021, para 190)

The NPPF defines a heritage asset as

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing). (NPPF 2012, Annex2: Glossary).

And defines the historic environment as

Historic environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora. (NPPF 2012, Annex2: Glossary).

It is therefore clear that this plan should include a positive strategy for the conservation of the historic environment, which includes archaeological sites. By limiting the consideration of heritage assets to standing buildings only this plan does not set out a positive strategy for the conservation of the historic environment as set out in the NPPF 2021.

We have previously recommended that the Neighbourhood Plan should include a heritage policy along the lines of:

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 2021).

This has however, not been included and the plan does not set out a positive strategy for the conservation and enjoyment of the historic environment as set out the NPPF.

District: Vale of White Horse District Council

Consultation: Steventon Final Submission Neighbourhood Plan 2022 – 2030

Team: Climate

Officer's Name: [REDACTED]

Officer's Title: Zero Carbon Oxfordshire Policy and Projects Lead

Date: 28/12/2023

Climate Change Comments

The Climate Service welcomes the Objectives of the Steventon Neighbourhood Plan in relation to climate change mitigation and adaptation, and the *“Endorsing policies that have a positive effect on the environment, including those that remove or minimise flood risk, mitigate climate change and reduce our carbon footprint.”* which is stated as supporting text to the Vision.

We would encourage these Objectives and supporting text to feed through into the Steventon Neighbourhood Plan policies where possible.

For example, the following policy areas could be considered:

- design of new developments which consider climate mitigation and adaptation;
- promotion of zero carbon retrofit activities in Steventon;
- provision of zero carbon transport infrastructure; and
- future-proofing of current community infrastructure against all climate impacts, not just flooding.

We recognise that this document is a submission document, and that these comments come at a late stage in the neighbourhood planning process.

District: Vale of White Horse District Council

Consultation: Steventon Final Submission Neighbourhood Plan 2022 – 2030

Team: Commercial Development, Assets and Investments Directorate

Officer's Name: ██████████

Officer's Title: Senior Assets & Investment Officer

Date: 23rd January 2024

Property Comments

Oxfordshire County Council (OCC) was grateful for the opportunity to comment on the Steventon Neighbourhood Plan 2021- 2031 (Pre- Submission Document) and did so by the submission dated 12th November 2021.

At that time the officer advice contained in the response did not include any comments from the Estates Assets and Investment team. We welcome the chance to comments on the Submission Document.

In terms of the Estates comments, the only site within the Steventon NP area in which OCC has an interest in as land owner is the playing field to the rear of St Michaels Primary School and therefore the comments below really only relate to this aspect and how the proposed policies may affect the operation of the school.

The only relevant policy of the NP Submission is 'Policy 2 (b) Preservation of existing community facilities' which seeks to preserve community facilities and prevent their loss. The playing field would be classed as a community facility; the aims of the policy are supported however it should not have the effect of impacting on any potential expansion of the school or its facilities, should that ever be required in the future for operational reasons.

The wording in the policy; "*....Development proposals that will result in either the loss or significant harm to a community facility will not be supported, **unless it can be clearly demonstrated that the operation of the asset, or the ongoing delivery of the community value of the asset is no longer financially viable, it is surplus to requirements or it will be replaced by a facility of at least equivalent value, utility and ease to the local community***"

As such, the wording of the policy is suitably flexible in that it would potentially allow for an evidence based approach and on a 'case by case' basis for any proposal to be determined, in line with the aims of Policy CP 8 of the Vale of White Horse Local Plan 2031 part 2.

District: Vale of White Horse District Council
Consultation: Steventon Final Submission Neighbourhood Plan 2022 – 2030
Team: Public Health
Officer's Name: [REDACTED]
Officer's Title: Head of Healthy Place Shaping
Date: 18 January 2024

Public Health Comments

The Oxfordshire County Council Public Health team welcomes the opportunity to comment on the draft Steventon Neighbourhood Plan 2024.

We support the Plan's aims and objectives, noting that all of these reflect healthy place shaping principles. We suggest that the Plan could explicitly reference as part of its aims the desire to create a healthy as well as thriving and prosperous community

We would like to highlight our support for the Plan's commitment to:

- Support for development which will deliver a choice of new homes, with particular regard to Steventon's ageing population. We particularly welcome reference to development meeting standards as outlined in Building for a Healthy Life (2020)
- Preservation of existing community facilities and enhancement of the village centre. A thriving community and voluntary sector is critical to enabling individuals to feel a sense of belonging to their community and to seek support from it. Access to a range of retail and other services within the local centre is particularly important for residents who do not drive, especially older people as it enables them to continue living independently in the community.
- Support improved walking and cycling connectivity within the village and to neighbouring villages and employment sites. Promotion of active travel is important in promoting physical activity and reducing carbon emissions.
- protecting local green spaces, particularly maintenance of mature trees, hedgerows and wildlife corridors. Access to and connectivity with nature are important for local people to enhance their mental and physical health.

District: Vale of White Horse District Council
Consultation: Steventon Final Submission Neighbourhood Plan 2022 – 2030
Team: Flood Risk Management
Officer's Name: [REDACTED]
Officer's Title: Ops Manager
Date: 29/01/2024

LLFA Comments

We have reviewed the following documents:

STEVENTON PARISH NEIGHBOURHOOD DEVELOPMENT PLAN 2022 – 2030

Under paragraph 96 page 26 – there is reference to the Strategic Flood Risk Assessment produced by Vale of White Horse DC, however this was last update in 2014. It therefore is likely that the flood risk information is out of date and it is useful to reference the EA's flood risk mapping, however the information suggests only the flood risk associated with main river (fluvial) flooding has been considered and for example more recent events that have been reported locally have not been included. For example Steventon was affected in the recent flooding events.

Local information and other sources of flooding should also be considered in terms of spatially locating development, in line with the Local Plan and any updated SFRA.

In relation to Policy 4 (d) Landscape and Environment – Flooding and its associated text under paragraph 97 the reference is in relation to Sustainable Urban drainage systems – this should be Sustainable Drainage Systems (SuDS). The method of disposal also suggest discharge into the foul water system and clarification on whether this is what is meant should be provided. If the system is just a foul water system it is unlikely that Thames Water would allow surface water discharges into this system. This needs to be discussed with Thames water before this is suggested in the text.