

Wantage Neighbourhood Plan 2023 – 2031



Submission Document
August 2024

Consultation Statement

Published by Wantage Neighbourhood Plan Steering Group on Behalf of Wantage Town Council in collaboration with Bluestone Planning LLP

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1. INTRODUCTION

- 1.1 This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 (as amended) in respect of the Wantage Neighbourhood Plan 2023 – 2031.
- 1.2 The legal basis of the Statement is provided by Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:
 - (a) contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan or neighbourhood development plan as proposed to be modified.;
 - (b) explains how they were consulted;
 - (c) summarises the main issues and concerns raised by the persons consulted; and
 - (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan or neighbourhood development plan as proposed to be modified

2. AIMS OF THE CONSULTATION PROCESS

- 2.1. The purpose of the consultation process was to engage as widely and effectively as possible with the local community, interest groups, businesses and other key stakeholders to seek their views in bringing forward a positive and forward thinking Neighbourhood Plan.
- 2.2. The Wantage Neighbourhood Plan Steering Group recognised that effective communication and community engagement were essential to informing and involving residents in the development of the Plan. Their aims were:
 - To produce a community-led plan
 - To involve as much of the community as possible throughout all consultation stages of Plan development so that the Plan was informed by the views of local people and other stakeholders from the start of the neighbourhood planning process;

- To engage with as wide a range of people as possible, using a variety of approaches and communication and consultation techniques;

3. PEOPLE & ORGANISATIONS CONSULTED

- 3.1. In addition to town residents, landowners and businesses were consulted during the early stages of the Neighbourhood Plan preparation.
- 3.2. The Wantage Neighbourhood Plan Steering Group also engaged other local groups and organisations that made contributions to the Neighbourhood Plan. These included:
 - Members of Vale of White Horse District Council’s Neighbourhood Plan and Policy Team
 - Bluestone Planning LLP
- 3.3. Throughout the development of the Neighbourhood Plan the Steering Group consulted with officers and local Councillors from the Vale of White Horse District Council (VoWHDC) and Oxfordshire with regard to area designation, policies and housing attribution.
- 3.4. A full list of statutory consultees can be found in Appendix 1.

4. METHODS OF COMMUNICATION USED

- 4.1. The mechanisms used to achieve the extensive community engagement sought by the Steering Group are summarised below:
 - Wantage Town Council Website (dedicated page on the progress of the Neighbourhood Plan - [https://wantagecouncil.gov.uk/wp-content/uploads/2024/03/wantage-neighbourhood-plan-updated-6th-dec-23-clean.pdf/](https://wantagecouncil.gov.uk/wp-content/uploads/2024/03/wantage-neighbourhood-plan-updated-6th-dec-23-clean.pdf)). Information on the site includes progress on the plan. A screenshot of the front page can be found at Appendix 2.
 - Email address for clerk@wantagecouncil.gov.uk to respond to any questions in response to the NP Pre-Submission Draft Document.
 - Dedicated Facebook page relayed messages to the online community. Other websites local to Wantage were encouraged to link to the Neighbourhood Plan website and social media links in order to raise traffic to the site and, in turn, awareness of the work.

- Regular press releases have been provided to the local media (newspapers, radio) as well as to local groups and societies for inclusion via the periodic newsletters (December 2020, March 2021 and June 2022) and notifications on the town council website and via email updates to registered users of the town council website (see Appendix 3 for newsletters).
- Verbal reports have been provided to the Town Council Planning Committee meetings from the Chairman of the Steering Group.
- Posters on town's notice boards
- Word of mouth.
- Online Surveys undertaken via survey monkey (November 2020 and June 2022), with paper copies being available to residents in the Council Offices. (see below for details).
- Letters and periodic email updates to statutory consultees, stakeholders and landowners.

4.2. Following the rejection of the Neighbourhood Plan by the appointed independent examiner in 2016, two further consultation events were organised in 2020 and 2022 to encourage public engagement and inform local residents and relevant stakeholders and landowners of the changes to the updated version of the Neighbourhood Plan. These were the following:

- An informal public consultation on the updated version of the Neighbourhood Plan was organised from November 2020 to 15th January 2021. An online survey via survey monkey was undertaken, where residents were asked to provide their views on the proposed changes to the revised draft policies of the Neighbourhood Plan. 17 residents responded.
- An online survey via survey monkey was also conducted on 1st June 2022 and lasted until 14th July 2022. This accompanied the Regulation 14 process that took place during this period. 10 residents responded.

4.3. Information on the responses received during the Regulation 14 consultation process can be found on the Town Council Neighbourhood Plan website.

5. BACKGROUND TO CONSULTATION

5.1. The aims of the Wantage Neighbourhood Plan consultation process were to involve as much of the community as possible throughout the process. The Neighbourhood Plan Steering Group was initially chaired by the chairman of the Town Council Planning

Committee Steve Quinton and consisted of the Mayor Fiona Roper and a number of members of the Planning Committee.

- 5.2. An initial Neighbourhood Plan Steering Group met on 10th September 2013, where it was requested from the Wantage Town Council to incorporate the proposed developments at Crab Hill and Stockham Farm into the designated Neighbourhood Plan area boundary. On 9th October 2013, following Wantage Town Council approval, a Neighbourhood Plan Application form and covering letter was sent to Vale of White Horse District Council requesting for the designation of Wantage Neighbourhood Plan Area (see Appendix 4 for Area Designation Map and Area Designation Confirmation).
- 5.3. On 6th January 2014, the Senior Policy Officer (Neighbourhood) from the Vale of White Horse District Council confirmed in writing that the Wantage area designation was approved by the Vale of White Horse District Council Cabinet Member on 13th December 2013.
- 5.4. Following the Neighbourhood Plan Area Designation, the Neighbourhood Plan Steering Group decided to appoint consultants to assist them with the preparation of the surveys and community events. The results would be used to inform the policies of the Neighbourhood Plan.
- 5.5. Following the launch and consultation events in June/July 2013, a series of meetings were held, with over 40 residents attending, to share information about the process and gain commitment to the Neighbourhood Plan Steering Group and the emerging theme groups. A number of residents volunteered to site on the various working groups, the topics for which were decided upon following the outcomes of the summer fair and Public Exhibition and these have formed the basis of engagement going forward. The four Working Group areas were:
 - Town centre businesses, economy and technology
 - Heritage, environment, conservation and design
 - Transport, infrastructure, education and health
 - Youth, leisure, sport and art.
- 5.6. A separate briefing session was held to talk the volunteers through their role in the first stage of the plan and the key tasks ahead. One of the first activities was for each Working Group to 'get to grips' with their topic area and this was achieved by the groups undertaking a SWOT analysis to determine the strengths, weaknesses, opportunities and threats facing Wantage in relation to their specific theme. In addition, the groups explored the external factors that might influence the town in the future through the development of a PEST (political, economic, social and environmental factors) analysis.
- 5.7. In the summer of 2014 a temporary exhibition was hosted in the museum with details of the theme groups and their associated SWOT analyses for comment by the wider public.
- 5.8. Working Groups were also encouraged to identify groups and organisations around the town to talk to about their topic areas to gain further input. Some working groups met on a one-to-one basis with stakeholders while others assembled short questionnaires to target specific groups – for example the group exploring heritage, environment,

conservation and design developed a short survey for the residents of a newly constructed housing estate. Each Working Group was tasked with determining questions for inclusion in a questionnaire that would be delivered to each household in the parish as well as a series of surveys aimed at specific sector groups.

- 5.9. A key method of engagement was the construction of a set of questionnaires covering all aspects of the plan. A residents' questionnaire was printed and sent to every household in Wantage as well as being available to complete online in November 2014. In parallel, questionnaires targeted at specific sector groups – parish councils, service providers, businesses, arts groups – were also constructed and emailed to a comprehensive list of contacts in October 2014.
- 5.10. The questionnaire sent to all households has had a return rate of just over 1000 in total. This represented 21% of all households in the parish, or 9% of all residents. The age profiles of those responding are reflective of the age profile for the parish as a whole.
- 5.11. The return rate on the targeted stakeholder questionnaires was much reduced, although some of those receiving these may have completed a resident questionnaire. The results of the questionnaires were then used to construct the agenda for a workshop to which over forty key members of local organisations were invited and the outputs from the workshop then informed the development of the core Policies which underpin the Neighbourhood Plan.
- 5.12. In parallel to the surveys, the working investigated some of the topics in more detail. Their reports, together with the results of the surveys enabled the production of the "First Report" in February 2015. This summarised the evidence base and the context within which the Neighbourhood Plan would be prepared; and enabled the Vale of White Horse District Council to screen the need for a strategic environmental (SEA). The outcome was such that it was determined that an SEA was not required.
- 5.13. The Neighbourhood Plan Steering Group published the first draft of the Neighbourhood Plan in June 2015. The draft plan was the first opportunity for the Neighbourhood Plan Steering Group to consult on the emerging policies and proposals of the Plan. The contents of this Draft Plan were therefore presented to obtain the views of the local community and other organisations on the vision, objectives and policies of the Plan. A summary leaflet was distributed to every household in the OX12 catchment area and copies of the Draft Plan were available via the website and from a number of sites around Wantage and the neighbouring village of Grove including the Public Libraries, the Town Council Offices and the Vale and Downland Museum.
- 5.14. Responses could be submitted by email, via forms on the website or via paper forms which could be mailed to the Town Council or placed in special boxes in the Beacon, the Vale and Downland Museum, Sainsbury's, the Library (both Wantage and Grove), Waitrose and Charlton Post Office.
- 5.15. Email updates were sent to all volunteers and stakeholders and a briefing session held to provide an update to any interested parties. Press briefings were given and posters placed around the town. Members of the Neighbourhood Plan working groups and Steering Group handed out copies of the plan in the market place.

- 5.16. Over 700 comments were received and analysed. The plan was updated to reflect the outcomes and replies sent to each person who had submitted comments.
- 5.17. In August 2015, the responses received were reviewed and the plan was accordingly updated. The foreword was updated and additional information included in the introduction relating to the scope of consultation and the areas where Wantage can be improved. Reference to the North Wessex Downs Area of Outstanding Natural Beauty board and management plan was included in the policy context and the Vision for Wantage was rewritten.
- 5.18. Four new policies were also added, these cover the protection of employment sites, the protection of the special landscape area between the cemetery and the National Landscape to the south, investment in infrastructure and more about Community Assets and facilities.
- 5.19. The Plan still included the vision and plan for the town centre. The Green Infrastructure Plans were also updated so that the Green Infrastructure Network map depicts the green spaces which currently exist in the town and the existing and proposed links, footpaths and cycleways.
- 5.20. Most of the changes to the Plan were made to the last section about implementation where several sections were included on Development Management; Infrastructure Projects; Town Centre Improvements; Transport Management; Education Provision; Cycleway and Pedestrian Infrastructure Investments; Green Infrastructure Improvements; and Community Assets.
- 5.21. A newsheet was also prepared which was then distributed to every household in OX12 which explained the changes and launched the formal consultation of the pre-submission Plan.
- 5.22. Once again responses could be submitted by email, via forms on the website or on paper via the special boxes in the Beacon, the Vale and Downland Museum, Sainsbury's, the Library (both Wantage and Grove), Waitrose and Charlton Post Office.
- 5.23. A weekend exhibition was held in the Museum and similar boards placed in the Victoria Cross Gallery for the period of the consultation.
- 5.24. A further 200 comments were received, analysed and the plan updated. Individual responses were sent to each person who had commented. Following the approval of the final changes made by the Wantage Town Council, the Pre-Submission version of the Plan (Regulation 14) was published for comments in September 2015.
- 5.25. Between September and November 2015, the Neighbourhood Plan Steering Group organised two Neighbourhood Plan Exhibitions in the Victoria Cross Gallery and Vale and Downland Museum. The aim of these was to provide further opportunities for the local residents to comment on the Pre-Submission version of the Neighbourhood Plan. In addition, a Summary Newsletter was also distributed to local residents and regular evening presentations were also held to provide updates to the plan.

- 5.26. Throughout this period, regular updates on the progress of the preparation of the Neighbourhood Plan were also posted on the Town Council’s website and regular evening presentations were also held to provide updates to the plan. In addition, updates were also included in the town council meeting minutes and public meetings. These can be found at Appendix 5.
- 5.27. The Submission version of the Plan was submitted to the District Council on 22nd December 2015. On 30th July 2016, the independent examiner who was appointed to examine the Neighbourhood Plan issued their report, where they concluded that the plan did not meet the Basic Conditions due to the lack of robust assessment and evidence underpinning the proposed draft policies of the Plan.
- 5.28. The Vale of White Horse District Council agreed with the examiners report and issued a decision notice on 2nd September 2016. This can be found at Appendix 6.
- 5.29. The Wantage Neighbourhood Plan Steering Group accepted the independent examiner’s comments and proceeded with modifying the Plan by amending or removing the draft policies that were found to be unacceptable. Two further public consultations were organised in November 2020 and June 2022, where residents, stakeholders and landowners were invited to comment on the revised draft Neighbourhood Plan.
- 5.30. The responses received in the latest consultation events were reviewed by the Neighbourhood Plan Steering Group and informed the updated Neighbourhood Plan. During the preparation of the updated Neighbourhood Plan, the Steering Group has constantly and consistently liaised with both Officers and local Councillors from Vale of White Horse District Council in order to ensure that the Plan meets the Basic Conditions.

6. COMMUNITY CONSULTATION PROCESS

November 2020 – Informal Public Consultation and Survey

- 6.1. The informal public consultation and online survey started in November 2020 and finished on the 15th January 2021. The responses that were received helped with informing the policies, vision and objectives of the Neighbourhood Plan.
- 6.2. The Neighbourhood Plan Steering Group prepared a response form and an online survey that could be accessed through the Council’s website and published it in their Neighbourhood Plan website. Paper copies of the draft Neighbourhood Plan and the survey were also available from the Council Offices. A sample of the online survey that can be found at Appendix 7.
- 6.3. Feedback was also received from the Vale of White Horse District Council also provided feedback, which also helped the Neighbourhood Plan Steering Group with finalising the draft Neighbourhood Plan and moving forward to the next stage.

Regulation 14 Consultation – June 2022

- 6.4. The Regulation 14 consultation period started on 1st June 2022 and finished on the 14th July 2022. All relevant information and documents were available on the town council website and in public places during this period.
- 6.5. The Neighbourhood Plan Steering Group prepared a response form and an online survey that could be accessed through the Council's website and published it in their Neighbourhood Plan website. Paper copies of the draft Neighbourhood Plan and the survey were also available from the Council Offices. A sample of the online survey that accompanied the Regulation 14 consultation can be found at Appendix 8.
- 6.6. The Steering Group also used other ways to make the public aware that the Pre-Submission consultation for the Neighbourhood Plan had started, such as making a note in the town's newsletter. Responses were advised to be submitted either at the Council's offices or via email.
- 6.7. The local community, developers, the District Council and statutory bodies were invited to make their representations, which were then reviewed by both the Neighbourhood Plan Steering Group. The responses to the Regulation 14 Consultation, which can be found at Appendix 9, were really helpful and resulted in a number of amendments that were made to the policies and the supporting text in the draft Neighbourhood Plan.
- 6.8. 17 responses were received in total, with 11 of them being from local residents. The remaining submissions were from public bodies and third parties representing developers and landowners. The majority of the comments received were in connection to the wording and context of the policies and supporting text in the Draft Neighbourhood Plan and were sent by the Vale of White Horse District Council. The proposed amendments were determined to be acceptable by the Steering Group and were incorporated in the Submission version of the Neighbourhood Plan.
- 6.9. Most comments made by the local community expressed their fully support towards the adoption of the Draft Neighbourhood Plan. The majority of the respondents made clear that they do not want to see any more housing development, in particular in greenfield sites, within the Neighbourhood Plan Area.

Regulation 16 Consultation

- 6.10. Information to be added in once confirmed by Vale of White Horse District Council's Neighbourhood Plan officer.

7. STRATEGIC ENVIRONMENTAL ASSESSMENT & HABITAT REGULATIONS ASSESSMENT

- 7.1. A Screening Statement on the determination of the need for a Strategic Environmental Assessment (SEA) was carried out by Vale of White Horse District Council dated 13th January 2022. The conclusion of this Screening Statement was that the Wantage Neighbourhood Development Plan does not require a SEA.

- 7.2. A Screening Statement on the determination of the need for a Habitat Regulations Assessment (HRA) was carried out by Vale of White Horse District Council dated 11th May 2023. The conclusion of this Screening Statement was that the Wantage Neighbourhood Development Plan is unlikely to have significant effects on Natura 200 sites, either alone or in combination with other plans or projects, and therefore a HRA is not required.

APPENDIX 1 – FULL LIST OF STATUTORY CONSULTEES

Statutory Consultee notified under Regulation 14	Responded?
South Oxfordshire District Council	No
Vale of White Horse District Council	Yes
David Johnston MP	No
Cllr Paul Barrow	Yes
Cllr Ronald Batstone	No
Cllr Jane Hanna	No
Cllr Sally Povolotsky	No
Oxford University Hospitals	No
NHS	No
Church St and Newbury St practices (local GPs)	No
North Wessex Downs	No
East Hendred Parish Council	Yes
Wilts & Berks Canal Trust	Yes
Oxfordshire County Council	No
Homes England	No
Natural England	No
Environment Agency	No
Historic England	No
Network Rail	No
Coal Authority	No
Highways England	No
BT	No
EE	No
Three	No
Vodafone & O2	No
Oxfordshire Clinical Commissioning Group	No
NHS England	No
National Grid	No
UK Power Networks	No
Thames Water	No
Marine Management Organisation (MMO)	No

APPENDIX 2 – FRONT PAGE OF NP WEBPAGE & UPDATES

01235 763459 (Phone) f t in

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Wantage Neighbourhood Plan

Wantage Town Council > Wantage Neighbourhood Plan

Updated Draft Wantage Neighbourhood Plan

The Town Council has finalised updates to the draft Wantage Neighbourhood Plan. The original Plan was rejected by an inspector in 2016 relating to the proposed town centre and greenspaces policies. The updated Plan has been modified to amend or remove the policies that were deemed unacceptable. All other policies remain unchanged from the document published in 2016 and the updated version of the Plan published and informally consulted upon in November 2020. No new policies have been added. **More information on the role of the Plan in the planning processes, and a copy of the updated Plan, can be accessed [here](#).**

The Town Council has completed formal consultations under Regulation 14 of The Neighbourhood Planning (General) Regulations 2012.

The next steps are the development of a Basic Conditions Statement and a Consultation Statement, both of which are required in order to submit the plan to the Vale. These documents are currently being prepared.

After submission the Vale will undertake a Regulation 16 consultation and will arrange for an independent examination

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Notices

Wantage Town Council > Notices > Updated Draft Wantage Neighbourhood Plan Consultation

Updated Draft Wantage Neighbourhood Plan Consultation

Published on 2 June 2022

The Town Council has finalised updates to the draft Wantage Neighbourhood Plan. It is now proceeding to formal consultations under Regulation 14 of The Neighbourhood Planning (General) Regulations 2012. This commences on 1 June 2022 and will end on 14 July 2022.

A copy of the updated Plan, can be accessed [here](#).

The Town Council would welcome your comments and views on the various proposed policies. Responses to the consultation should be sent to the Town Council at its offices at The Beacon or email them to clerk@wantagecouncil.gov.uk. The publication is also accompanied by an online survey that can be accessed [here](#).

Paper copies of the Plan and the survey are available from Council Offices between the hours of 9.30 am and 12.30 pm on each weekday. If you are unable to visit the offices during these hours, please call 01235 763459 or email as above to make alternative arrangements. The deadline for responding to the survey is Thursday 14 July 2022.

Search:

Recent Notices

- NOTICE OF PUBLIC RIGHTS AND PUBLICATION OF UNAUDITED ANNUAL GOVERNANCE & ACCOUNTABILITY RETURN ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2024
- The Future of Wantage Community Hospital - Motion Agreed
- NHS Consultation
- Notice of Conclusion of Audit 2022/23
- Town Warden Vacancy

APPENDIX 3 – PERIODIC NEWSLETTERS AND NOTIFICATIONS

CLIMATE CHANGE NEWS

Wantage Climate Emergency Committee is focussed on completing our Action Plan for Wantage and has funded several projects this year with Sustainable Wantage. Here is an update on those projects.



Whilst we plan opportunities for community action, we've been encouraging people to take action for wildlife on their own patch. A survey will be conducted soon to find out what actions have already been taken or will be pledged for the future.

CARBON REDUCTION COMMUNITY SURVEY

Hundreds of responses to Sustainable Wantage survey were received – thank you! Your feedback will provide valuable information to help Sustainable Wantage and Wantage Town Council identify where we can reduce our carbon footprint and support the community to make changes.

IMPROVING LOCAL BIODIVERSITY

The Wild Wantage Project has been surveying the Wantage Parish and developing a map of proposed wildlife corridors that could link the good areas and increase connectivity and wildlife habitat.

WANT TO REPAIR YOUR HOUSEHOLD ITEMS?

We've gathered information from many local businesses that provide re-use and repair services. An interactive map of these will be available on the Sustainable Wantage website soon: www.sustainablewantage.org.uk

Look out for updates on the Council website – please come and get involved.



Age Concern

Age UK Oxfordshire have come up with a whole raft of virtual activities so that people can touch base with each other online.

These virtual activities are a real opportunity to meet new people, maybe learn a new skill, and most importantly have some fun – from a Festive Christmas Countdown to Through the Keyhole, a nostalgic trip down memory lane.

For anyone feeling fed up and lonely you are not alone, give Age UK Oxfordshire a call on 01235 849434 or email network@ageukoxfordshire.org.uk so that we can help you to have something to look forward to.

We also have support, handy hints and simple help guides on how to join in, so everyone can access the groups via our new Tech Buddy service. To access the Tech Buddy service call our helpline on 07584 148 507 or email techbuddy@ageukoxfordshire.org.uk

Updated Draft Wantage Neighbourhood Plan

The Town Council has published an update to the draft Wantage Neighbourhood Plan. Regrettably the Plan was rejected by an inspector in 2016 relating to the proposed town centre and greenspaces policies.

The updated Plan has been modified to amend or remove the policies that were deemed unacceptable. All other policies remain unchanged from the document published in 2016 and no new policies have been added. More information on the role of the Plan in the planning processes, and a copy of the updated Plan, can be accessed on the Town Council's website www.wantagetowncouncil.gov.uk

The publication is also accompanied by a survey that can be accessed through the website. The Town Council would welcome your comments and views on the various proposed policies. The deadline for responding to the survey is Friday 15 January 2021. Paper copies of the Plan and the survey are also available from the Museum in Church Street.



**Published by
Wantage Town Council**

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Wantage OX12 9BX
www.wantagetowncouncil.gov.uk

**Views and
comments
welcome**

clerk@wantagetowncouncil.gov.uk

Spring is in the air

Jim Sibbald, Councillor Major, Town Mayor of Wantage

This has been a challenging year due to COVID-19 but with the roll out of the vaccines and adherence to government guidelines the future looks promising.

The Town Council has worked throughout the last year focussing on the support to the community and especially the vulnerable, while maintaining the statutory requirements placed on the Council.

Councillors, although elected, are volunteers and I would like to thank them for the dedication they have shown. I would like to thank the Council Staff, for making sure that the Council and its functions run smoothly, and I thank

especially the Town Clerk, William Falkenau for his 25 years of continuing and exemplary service. Huge thanks to everyone for their hard work and enthusiasm during these difficult times.

Moving towards the end of the civic year, on Monday 12th April 2021, we will hold virtually over Zoom the Annual Town Electorate meeting (see Town Council Website for agenda). I hope you will be able to join us. If not, then this newsletter will give you some idea of our work over the last year.

More information regarding the Council's activities can be found in the minutes at wantagetowncouncil.gov.uk

Keep safe! Yours aye, Jim Sibbald



PLANNING COMMITTEE UPDATE

The Planning Committee provides a local viewpoint on applications to the Planning Authority, which is the Vale of White Horse District Council.

Of all the committees the Planning Committee meets the most throughout the civic year.

Since May 2020 there have been 15 meetings with advice provided on 104 applications, ranging from a small extension to Crab Hill Reserved Matters.

The committee also has worked on the submission of the Neighbourhood Plan and responds to Planning Consultations from the District & County Council and the Government.

CLIMATE CHANGE NEWS

The focus of the Climate Emergency Sub-committee this year has been to fund local projects and create a Wantage Town Council (WTC) Action Plan.

We have reviewed the WTC carbon footprint as well as looking at what can be done throughout the town in raising awareness. We are expecting roadside verges to be cut less frequently during the coming season, to help reduce this footprint.



The current Covid situation emphasised the need to ensure that we have appropriate, signed and well-maintained footpaths and cycling paths.

A review of these around the town is underway with HarBUG (the Harwell Bicycle Users Group) so we can improve the connections to ensure that people can walk and cycle safely.

Sustainable Wantage have made good progress on the four projects that the sub-committee funded. They were able to purchase an electric bike to help with food deliveries.

The REUSE, RECYCLE, REDUCE guidance list is being compiled so we will have a resource to check before we put potentially useful items in the rubbish.

Although, Oxfordshire puts very little into landfill thanks to Biffa, we want people to be aware of what they throw away and how the waste could be used to help for example hedgehogs!

The projects reviewing diversity, and linking wildlife corridors and green spaces in Wantage are also progressing well.

We hope to get more of you involved when we can. Look out for more details for ways you can get involved.

Turn it off!

The campaign, launched in 2019 and supported by Public Health England, aims to help improve local air quality across southern Oxfordshire and the Vale by asking drivers to turn off their engines when they are not driving.



It was updated in October 2020 to encourage people to use less polluting means of transport, such as walking and cycling, for local journeys, where possible.

Public Health England has advised the following:

Keeping the engine running – known as idling – while parked at the side of the road, sitting in traffic, or waiting to collect someone, contributes to an increase in levels of air pollutants.

These air pollutants are linked to a higher chance of developing lung cancer, heart disease, asthma, coughs and bronchitis, particularly in vulnerable people such as older people and children.

The aim of our campaign is to encourage people to think about idling and if they are stopped for more

than a minute or parked then they should turn their engines off.



According to information from DEFRA, if a vehicle engine is turned off and restarted after a minute or more this will result in less pollution than if the vehicle was idling for that time.

Keeping the engine running when the vehicle is not moving wastes fuel. So, turning off makes sense from both a health viewpoint and a financial one.

This is a very simple small step that everyone can take and can make a difference.

For further information tel. 01235 767975 or email: env.health@southandvale.gov.uk

Vale of White Horse District Council, Environmental Protection Team, 135 Eastern Avenue, Milton Park, Milton, OX14 45B

POLICY, MANAGEMENT AND FINANCE

Grant support for vital Town projects

Through its regular grants programme the Council has supported the fantastic work undertaken by many of our key voluntary organisations in the Town.

These include Wantage Independent Advice Centre, Sweatbox, The October Club, Vale & Downland Museum, Wantage

Counselling Service, Grove and Wantage Family Community Group (GROW), Be Free Young Carers, the Letcombe Brook Project and Sustainable Wantage.

We have also responded to the COVID-19 pandemic by making additional funds available to key areas of need including substantial grants to The Ray Collins Charitable Trust, A Helping

Hand, Grove and Wantage, the Independent Advice Centre, the Repair Café for their work in repurposing laptops for schoolchildren and we have stepped in to provide free school meal

" we have responded to COVID-19, by making additional funds available to key areas "

vouchers to over 300 eligible children over the Christmas and Half Term breaks.

The Council also has a general grants fund which organisations can apply to and in the year funding has been made available to King Alfred's Scouts to assist them in repairs to the Scout hut in Springfield Road, to Park Run who will be organising a series of events later in the year, Wantage Choral Society, Oxfordshire Army Cadet Club, Arts Hub Wantage and Home Start - Southern.

TOWN NEWS



A NEWSLETTER
PRODUCED BY
WANTAGE
TOWN COUNCIL

MAYOR'S MESSAGE

**Jim Sibbald, Councillor Major,
Town Mayor of Wantage**

It is a great honour that I have been asked to serve as your Mayor for a further year and I am especially proud to do so in this, Her Majesty The Queen's Platinum Jubilee. Wantage and Grove Councils have ensured that our celebrations do not clash so that we can all enjoy the events.

In Wantage, the main event has been the Big Lunch on Sunday 5th June 2022 in the Market Place which I hope that you were able to attend.

In March and as part of the Jubilee and the Queen's Green Canopy project, I was delighted to escort the Her Majesty's Lord-Lieutenant of Oxfordshire, Marjorie Glasgow BEM, at the planting of 420 indigenous trees by Wantage Primary Academy and Fitzwaryn School Sixth Formers on the Kingsgrove Estate, hosted by St Modwens.

Photo by Candace Field: @candacefield.com



Updated Draft Wantage Neighbourhood Plan

The Town Council has finalised updates to the draft Wantage

Neighbourhood Plan. The original Plan was rejected by an inspector in 2016 relating to the proposed town centre and greenspaces policies.

The updated Plan has been modified to amend or remove the policies that were deemed unacceptable. All other policies remain unchanged from the document published in 2016 and the updated version of the Plan published and informally consulted upon in November 2020. No new policies have been added.

More information on the role of the Plan in the planning processes, and a copy of the updated Plan, can be accessed on the Town Council's website www.wantagecouncil.gov.uk

The Town Council is now proceeding to formal

consultations under Regulation 14 of The Neighbourhood Planning (General) Regulations 2012. This commenced on 1 June 2022 and will end on 14 July 2022.

The Town Council would welcome your comments and views on the various proposed policies. Responses to the consultation should be sent to the Town Council at its offices at The Beacon or email them to clerk@wantagecouncil.gov.uk.

The publication is also accompanied by an online survey that can be accessed through the Council's website. Paper copies of the Plan and the survey are available from Council Offices between the hours of 9.30am and 12.30pm on each weekday. If you are unable to visit the offices during these hours, please call 01235 763459 or email as above to make alternative arrangements. The deadline for responding to the survey is Thursday 14 July 2022.

MARKET PLACE WESTERN END PEDESTRIANISATION

In support of the Town Council's proposal to permanently pedestrianise the western end of the Market Place (the area that is currently temporarily closed,

west of Barclays), Oxfordshire County Council has commenced a consultation titled **Experimental Prohibition of Driving & Waiting – Wantage: Market Place area**. The consultation can be viewed via web page <https://wantagecouncil.gov.uk/occ-consultation/>.

Please read the detailed information and take the time to complete the survey as your views and opinions matter.

Your response should be completed and returned by Friday 01 July 2022.

APPENDIX 4 – NEIGHBOURHOOD AREA DESIGNATION CONFIRMATION 2014

Town Clerk/Treasurer
W.P. Falkenau FCMA



Telephone: Wantage 01235-763459
Email: wantageclerk@btconnect.com

Wantage Town Council
Council Offices - Portway - Wantage - Oxon OX12 9BX

9 October 2013

Mrs K Macdonald
Senior Planning Officer
Vale of White Horse District Council
Abbey House
Abbey Close
Abingdon
OX14 3JE

Dear Katherine

Request for designation of Neighbourhood Plan Area – Wantage

I am writing to request that the District Council approves the designated area to be covered by a Wantage Neighbourhood Plan. I attach a map. The proposed Plan area is bounded by a blue line. This principally involves areas within the Wantage Parish boundary, but includes some areas in Grove parish immediately adjacent to the boundary.

Grove Parish Council has indicated its acceptance that these areas be included in the Wantage Neighbourhood Plan, and I believe you have received advice of this. I put forward the area detailed in the map as being the most appropriate for this community. I look forward to receiving your confirmation of this.

Yours sincerely

A black rectangular box redacting the signature of the sender.

WP Falkenau

UNADOPTED

Full Council meeting

10th September 2013

58 Council Chairman's Communications

All (a) Public meeting – The Chairman informed the Council that a public meeting would be held on Friday 20th September 2013 in the Civic Hall, Wantage from 10:30am until midday. He added that Ed Vaizey MP and Nick Boles MP would be in attendance to answer questions regarding proposed housing developments.

(b) Parish Council general insurance and motor insurance – The Clerk informed the Council of the cost of insurance for both general and motor insurance last year. He added that in order for the council to benefit further with this renewal it should enter in to a long term agreement for 3 years.

Following a brief discussion it was MOVED Cllr Dexter SECONDED Cllr Stock and RESOLVED unanimously

Clerk "to enter in to a long term agreement for 3 years and to accept the renewal quotes for £8,068.43 (general insurance) and £2,695.79 for motor insurance"

(c) Community Governance Review – Grove parish Boundary – The Chairman read a out a letter from David Buckle regarding the ongoing Community Governance Review. He said that the District Council is seeking agreement in principle to consider aligning the northern Parish boundary with the London to Bristol railway line.

Following a brief discussion it was agreed in principle that the Community Governance Review considers the re-alignment of the northern Parish boundary with the London to Bristol railway line.

Clerk

59 Request from Wantage Town Council to incorporate the proposed developments at Crab Hill and Stockham Farm into the designated Neighbourhood Plan area boundary

Following a brief discussion the Council agreed it had no objection to Wantage Town Council incorporating the proposed developments at Crab Hill and Stockham Farm into their designated Neighbourhood Plan area boundary, however the Council would like to be kept consulted on the content of their neighbourhood plan.

Clerk

60 Council's response to the Vale of White Horse District Council's consultation on the proposed changes to the Council Tax Reduction Scheme 2014/15

Following a discussion it was MOVED Cllr Dexter SECONDED Cllr Evans and RESOLVED unanimously

Clerk "that the Council strongly disagrees with all the questions within the consultation document"

61 Review of the effectiveness of the internal audit 2013/14

Following a discussion it was generally agreed that the review of the effectiveness of the internal audit be approved and accepted.

Clerk

62 Council's Airfield planning committee statement

The previously prepared statement was agreed by Council and that the order of priority is as suggested by the Chairman. The Chairman was asked to include a reference to sports provision.

Parnell/
Clerk

Following a brief discussion it was also agreed to bring this matter back to the next Full Council for final confirmation.

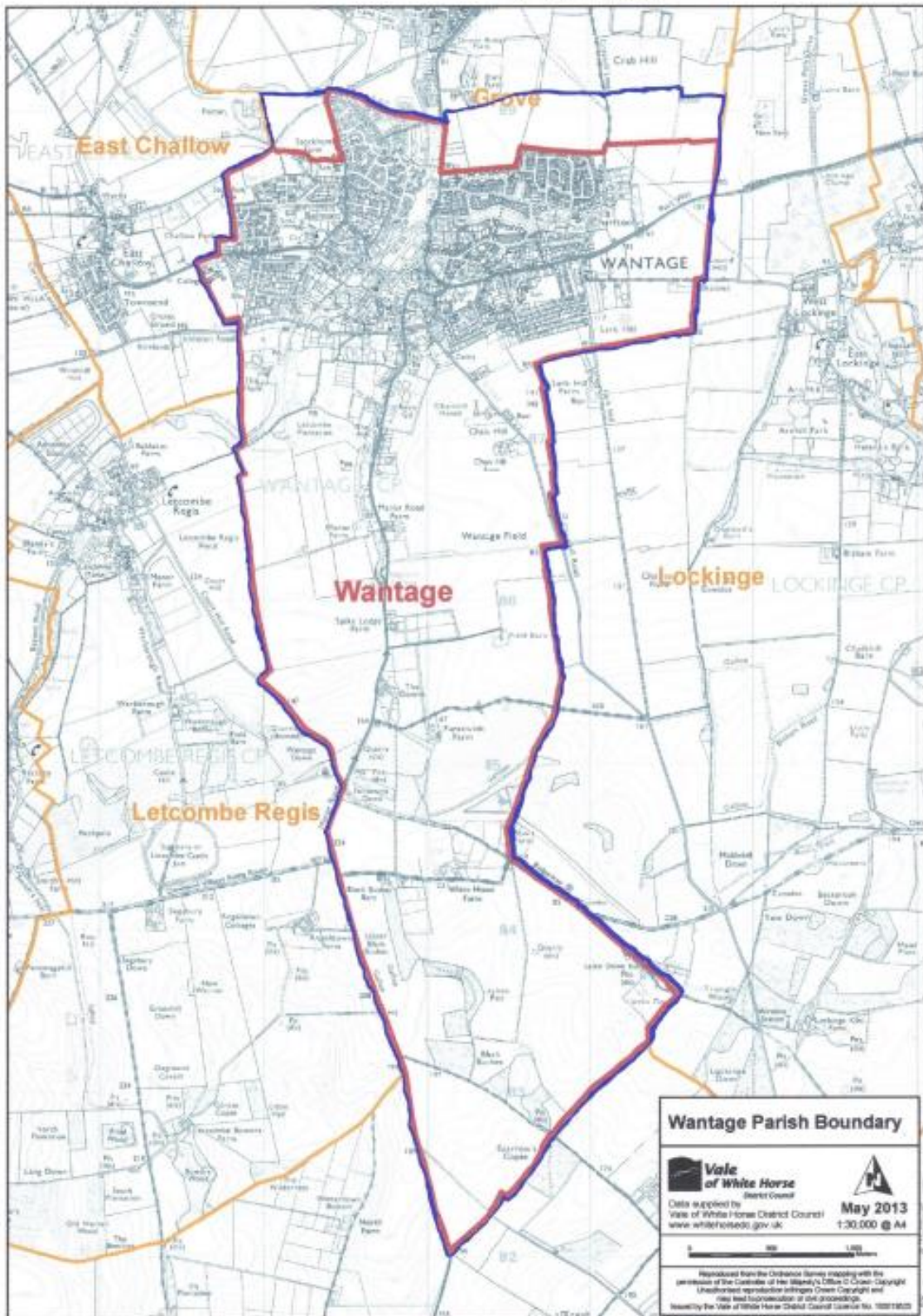
1988

UNADOPTED

3 of 5

WANTAGE TOWN COUNCIL

Designated Area for Neighbourhood Plan
Bounded in Blue



August 2013

Planning Services

HEAD OF SERVICE: Adrian Duffield



By Email

Bill Falkenau – Wantage Parish Clerk
wantageclerk@btconnect.com

CONTACT OFFICER: **Katherine Macdonald**

Planning.policy@whitehorsedc.gov.uk
Tel: 01235 540511 Fax: 01235 540397
Textphone: 18001 01235 540511

Abbey House, Abbey Close
Abingdon OX14 3JE

6 January 2014

Dear Mr Falkenau,

Approval of Area Designation for the Wantage Neighbourhood Plan

I am pleased to inform you that the Wantage area designation, as submitted 9 October 2013, was approved by the Vale of White Horse District Council Cabinet Member on 13 December 2013. Please find enclosed the Cabinet Member Decision documenting this approval. There was a call-in period, ending 20 December 2013. The decision was not called in and therefore came in to effect on this date.

The consultation for area designation received nine representations in total. I enclose two of the representations from Natural England and English Heritage. These representations provide further information on the interest each of the bodies has in the Neighbourhood Plan and might be interest to the steering group in drafting the plan.

Yours sincerely

A handwritten signature in black ink, appearing to read 'K. C. Macdonald'.

Katherine Macdonald
Senior Policy Officer (Neighbourhood)

www.whitehorsedc.gov.uk



APPENDIX 5 – STEERING GROUP MEETING MINUTES

Please find a full copy of the Steering Group meeting minutes on the Town Councils website.

<https://wantagetowncouncil.gov.uk/document-category/minutes/>

APPENDIX 6 – WANTAGE NEIGHBOURHOOD PLAN DECISION STATEMENT

VALE OF WHITE HORSE DISTRICT COUNCIL

WANTAGE NEIGHBOURHOOD PLAN DECISION STATEMENT

2 September 2016

Summary

- 1** Following an Independent Examination, Vale of White Horse District Council's Cabinet Member for Planning Policy confirms that the Wantage Neighbourhood Plan will not proceed to a Neighbourhood Planning Referendum.

Background

- 2** Wantage Town Council, as the qualifying body, successfully applied for Wantage and part of Grove parish to be designated as a Neighbourhood Area, under the Neighbourhood Planning (General) Regulations (2012), which came into force on 6 April 2012.
- 3** Following the submission of the Wantage Neighbourhood Plan for Examination to the district council, the plan was publicised and comments were invited from the public and stakeholders.
- 4** Vale of White Horse District Council appointed independent examiner John Parmiter, to review whether the plan met the basic conditions and if the plan should proceed to referendum, as required by legislation.

Decision and Reasons

- 5** The Examiner's Report recommends that the plan does not meet the Basic Conditions and should not proceed to a Referendum.
- 6** The plan will not proceed to referendum and the district council will work closely with the town council to revise the neighbourhood plan, following the necessary steps to make a successful neighbourhood plan.

Councillor Roger Cox

Vale of White Horse District Council
Cabinet Member for Planning Policy
2 September 2016

APPENDIX 7 – NEIGHBOURHOOD PLAN ONLINE SURVEY NOVEMBER 2020

UPDATED WANTAGE NEIGHBOURHOOD PLAN – NOVEMBER 2020

The Town Council has published an update to the draft Wantage Neighbourhood Plan. Regretfully the Plan was rejected by an inspector in 2016 relating to the proposed town centre and greenspaces policies. The updated Plan has been modified to amend or remove the policies that were deemed unacceptable. All other policies remain unchanged from the document published in 2016 and no new policies have been added. More information on the role of the Plan in the planning processes, and a copy of the updated Plan, can be accessed on the Town Council’s website www.wantagetowncouncil.gov.uk

The Plan document provides a lot of support information relating to each policy proposal, however, from a planning viewpoint it is the wording of the policies themselves that are given regard to when making decisions about planning applications. This survey, therefore, focuses specifically on the policy wordings and seeks your views concerning them.

1. Town Centre Policy Area

The Wantage Town Centre Policy Area is as defined in the District Council's Local Plan. In addition to the development management policies of the Local Plan that will apply in this area, proposals for new retail (A1) and café/ restaurant (A3) uses on ground and upper floors in the defined primary and secondary shopping frontages will be especially encouraged in the area. Proposals for retail development outside the Policy Area will be resisted unless they are for convenience food retail of no more than 300 sq.m. gross internal area.

Elsewhere in the area outside of the defined primary and secondary shopping frontages, proposals for employment uses will be encouraged provided they meet minimum car parking standards and any loss of existing car parking spaces is replaced.

Proposals for change of use within or related to the Town Centre Policy Area will be required to demonstrate how they will complement or support the Town Centre’s vitality and viability through a mix use scheme. In the case of redevelopment and/or change of use of sites in excess of 0.5 HA, proposals will be required to demonstrate why redevelopment for another land use is necessary and/or why a mixed use scheme is not viable.

Proposals for change of use to dwellings or for new housing development in the area will be required to demonstrate how they will retain employment in the Town Centre Policy Area and provide sufficient parking for both employees and residents.

Question: Do you support these policies

YES YES BUT WITH RESERVATIONS NO NO OPINION

Comments:

2. Protection of Employment Sites

Proposals for redevelopment of, or extensions to, existing employment land that fully retain existing uses, will be encouraged (B1, B2, B8).

Proposals for change of use from employment use (B1, B2, B8) are encouraged as part of a mixed use scheme where it can be demonstrated that:

- i. There is no reasonable prospect of continued sole employment use for the land or buildings;
- ii. Where the site or premises are unsuitable for sole employment use on amenity, environmental or highway safety grounds, that substantial benefit to the community would be delivered by allowing mixed uses; or
- iii. Adequate and deliverable alternative employment provision is available within the Wantage development boundary.

Question: Do you support these policies

YES YES BUT WITH RESERVATIONS NO NO OPINION

Comments:

3. Design – General Principles

Development proposals will be supported, provided their design has regard to the following principles:

- i. views into and out of Town make a significant contribution to its overall character and must be both preserved and respected in the design and positioning of any new development;
- ii. improved provision for cycling throughout the Area. Contributions to improve cycling opportunities will be sought, where appropriate, and feasible and may be in the form of financial contribution and/or appropriate design measures:
 - a. Contributions to the improvement of existing bicycle lanes and paths;
 - b. Contributions to the provision of safe and well designated cycle routes, especially on the main roads through the Area;
 - c. Contributions to the provision of new bicycle lanes and paths;
 - d. Contributions to the provision of new bicycle stands in all parts of the Area - and particularly in town; and
 - e. The provision of appropriate bicycle storage.

It is important that any design measures meet the appropriate technical standard.

Question: Do you support these policies

YES YES BUT WITH RESERVATIONS NO NO OPINION

Comments:

4. Design – Character Areas

Development proposals will be supported provided their design has regard to the principles of the Development Plan and which reflect the character of that part of the town within which the land is located, as shown on the Policies Maps on pages 37-39. Innovative design is encouraged provided that it positively responds to and enhances the local character of the surrounding area. Landscape schemes should seek to retain existing on-site mature trees and hedges and should include new fruit tree planting.

Town Centre Conservation Areas

- a. Any future development or redevelopment in the Conservation Area, including infill and back garden development, should be architecturally in keeping with adjacent buildings and appropriate in scale and massing; and
- b. Materials for buildings, shop fronts and boundary walls should reflect the historic character, for example brick, render, clay tile, slate, stone and lime-based mortars.

Charlton Village Conservation Area

- a. Any future development or redevelopment in the Conservation Area, including infill and back garden development, should be architecturally in keeping with adjacent buildings and appropriate in scale and massing;
- b. A housing scheme should be of no more than 20 dwellings per hectare density reflecting the character of the area;
- c. Materials for buildings and boundary walls should reflect the historic character, for example brick, render, clay tile, slate, stone and lime-based mortars; and
- d. Development should not impede views into the AONB land to the South.

Charlton, South East, North West and West Wantage Character Areas

- a. Any future developments should provide sufficient amenity open space to ameliorate the deficiencies in the existing estates and reduce their dependence on borrowed landscapes;
- b. Infill development should respect the character of the relevant area in its architectural style, scale, massing and materials;
- c. Housing schemes should be no more than 30 dwellings per hectare density reflecting the character of the area.

South West Wantage Character Area

Proposals for development will only be permitted where it can be demonstrated that;

- a. the open character of this important natural landscape will be maintained;
- b. it does not comprise the sub-division of plots for infill development in residential gardens;
- c. the development does not impede views into or out of the open green spaces or AONB land;
- d. Housing schemes reflect the character of the area and are likely to be no more than 20 dwellings per hectare density.

Question: Do you support these policies

YES YES BUT WITH RESERVATIONS NO NO OPINION

Comments:

5. Design – Housing Types

Proposals for housing development should be in accordance with the character of the areas and to meet the needs of current and future households in Wantage including home workers. Proposals for housing development incorporating bungalows and opportunities for self-build schemes will be encouraged provided they accord with the design principles of the Development Plan.

Question: Do you support these policies

YES YES BUT WITH RESERVATIONS NO NO OPINION

Comments:

6. Green Infrastructure Network

The Neighbourhood Plan proposes the establishment of the Wantage Green Infrastructure Network around and within the town of Wantage, as shown on the Policies Maps on pages 37-39. This network aims to assist in the connection of green spaces in terms of i) footpaths and cycle networks and ii) biodiversity.

Development proposals on land that lies within or adjoining an existing part of the network should demonstrate how they enhance the visual characteristics of the land and how they contribute to the connectivity, maintenance and improvement of the Network.

Question: Do you support these policies

YES YES BUT WITH RESERVATIONS NO NO OPINION

Comments:

7. Green Infrastructure – Letcombe Brook

Planning permission for development proposals that adjoin or are within the vicinity of Letcombe Brook as shown on the Policies Maps on pages 37-39, will only be granted if they can demonstrate that they would actively enhance the Brook's ecology, management and recreational value and not have an adverse impact on the functions and setting of the Brook and its associated corridor.

Development proposals should:

- i. Conserve and enhance the biodiversity, landscape and recreational value of the Letcombe Brook and its tributaries including Manor Road Spring, Humber Ditch and its corridor through good design;
- ii. Include a long term landscape and ecological management plan for the Brook, buffer strip and corridor;
- iii. Provide or retain a minimum 10m natural green buffer between the top of the river bank and the development in urban areas adjacent to the Letcombe Brook; and

iv. Be in accordance with the landscape and design guidance set out in the ‘Letcombe Brook – Planning Guidance for landowners and developers’ in Appendix 1

Question: Do you support these policies

YES YES BUT WITH RESERVATIONS NO NO OPINION

Comments:

8. Green Infrastructure – Local Green Spaces

The Neighbourhood Plan designates Local Green Spaces in the following locations, as shown on the Policies Maps on pages 37-39:

- a. Manor Road Memorial Recreation Ground
- b. Betjeman Park
- c. Humber Ditch and the adjacent green spaces
- d. Letcombe Wildlife Corridor (including Willow Walk Nature Reserve)
- e. Alfred’s Well

Question: Do you support these policies

YES YES BUT WITH RESERVATIONS NO NO OPINION

Comments:

9. Infrastructure Investment

Development proposals of a scale that are likely to significantly increase the demand for local services and infrastructure will only be supported if they can demonstrate that:

- i. Either there is sufficient spare capacity in the existing services and infrastructure in the Wantage area; or
- ii. It is feasible to increase the capacity of those services and infrastructure in the Wantage area in a timely manner to serve the development.

Question: Do you support these policies

YES YES BUT WITH RESERVATIONS NO NO OPINION

Comments:

10. Community Facilities

Development proposals will be required to make proportionate financial contributions to key local services and infrastructure improvement projects through planning obligations and the Community Infrastructure Levy as appropriate.

The following key projects are anticipated to be the main focus of this investment in the plan period:

- i. Traffic Management proposals, including improvements to the Market Place;
- ii. Green infrastructure network including maintenance and enhancement of existing green spaces and improvements to pavements and footpaths;
- iii. Cycle ways within and linking Wantage to adjacent areas;
- iv. Provision of education from pre-school to secondary;
- v. Provision of healthcare and dental care facilities;
- vi. Community and/or other projects that may be deemed relevant at the time, such as for youth provision or recreation.

Question: Do you support these policies

YES YES BUT WITH RESERVATIONS NO NO OPINION

Comments:

11. Community Assets

Development proposals that will result in either the loss of or significant harm to a designated Asset of Community Value will be resisted, 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.

Proposals to improve the viability of a designated Asset of Community Value, or of any other established community use by way of the extension or partial redevelopment of buildings and land will be supported, provided the design of the scheme and the resulting increase in use are appropriate in design terms and will not harm the amenities of adjoining residential properties.

Question: Do you support these policies

YES YES BUT WITH RESERVATIONS NO NO OPINION

Comments:

Neighbourhood plan and responses

Town Centre Policy Area

No	1
No opinion	2
Yes	5
Yes with reservation	9

Optional comments on Town Centre Policy Area

This section seems to balance a range of considerations.

A temporary multi story car park at the beacon is a very good and logical idea to the shortage of parking in WANTAGE and will encourage more footfall into the town - it's all very well thinking to pedestrianised town centre but it takes away parking in the marketplace which is vital for us as we have a shop in town , and for businesses in the marketplace because people are put off because there's nowhere to park so a temporary multistorey in the beacon is a perfect solution

More cafe/restaurant provision not to have high priority

Small shops eg novel library shouldn't be redeveloped as they are important for new independent business,

We are not sure how the policy is impacted by the change in use classes which took effect in September 2020 when Use class A1 was replaced and therefore are unable to comment on the policy as written

I would like to see an increase in shops based within community setting eg inside new housing developments and away from the twin centre. This would have an environmental benefit, support local people and reduce the burden on town centre roads

It is vital for the sake of future proofing to reduce vehicles using the town centre and make pedestrians the priority

Protection of Employment Sites

No	1
No opinion	3
Yes	7
Yes with reservation	6

Optional comments on Protection of Employment Sites

I think care needs to be taken in changing employment sites to housing - at the moment, roads are choked by people having to commute from Wantage to places where there is work; we need more people living in the town to be able to work here.

It's easy for a developer to argue a premises is unsuitable and needs redeveloping as they will get more profit from redeveloping, but what is unsuitable for developers maximising profit might be very suitable for a new startup shop. Eg. the novel library after repair would have a smaller floorplan and lower rent than after redeveloping at which point only large established businesses usually takeaways can afford the rent turning Wantage into a town of franchises and fast food rubbish.

We are not sure how the policy is impacted by the change in use classes which took effect in September 2020 when Use class B1 was revoked and therefore are unable to comment on the policy as written

So long as this is imaginatively executed

Design – General Principles

No	1
No opinion	2
Yes	7
Yes with reservation	7

Optional comments on Design General Principles

The policies should not prioritise cyclists over people who are walking,

See 23 below.

All old properties especially near the centre should be kept and where necessary repaired to protect the image of the town. It won't be many years before historic Wantage will need naming new Wantage.

Particularly between Wantage and Grove

The County are now consulting on The Oxfordshire Street Design Guide which will include new guidance on how the demand for walking and cycling can be met and will override the Neighbourhood plan.

The council themselves also follow these same principles eg new street furniture, cycle racks, benches and signs should be high quality, and in keeping with the towns features (not horrible cheap terrible furniture eg the new horrible cycle racks

I don't understand why the fuss about cycle lanes! I would rather more green space kept so people could choose their own leisure activity

Safe Pedestrian routes should also be prioritised

Design – Character Areas

No	0
No opinion	0

Yes	9
Yes with reservation	8

Optional comments on Design Character Areas

I wish there was an option for 'Yes - strongly'; it is so important that development is in harmony with the town, and does not look out of place - or take up every garden and spare space.

And not built on flooded land

See 23 below.

Why does the question only relate to the two character areas - what about the other character areas in the plan?

Prefer no more housing developments

I don't want to see an 'all modern design is bad' approach. Of course any development should be sensitive but this can be done

Design – Housing Types

No	1
No opinion	0
Yes	9
Yes with reservation	7

Optional comments on Design Housing Types

It would be good to see more emphasis on the housing that is needed and less on that which simply provides the biggest profits.

A huge demand for bungalows is needed in WANTAGE and grove please

High priority to social housing provision.

And incorporation of renewable energy technologies

This is likely to be overridden by the policies in Oxfordshire 2050 unless it is phrased very carefully - has this been checked?

Small households, divorcees and single people really struggle to find appropriate accommodation and of course truly affordable good quality accommodation is also essential

Green Infrastructure Network

No	0
No opinion	0
Yes	11
Yes with reservation	6

Optional comments on Green Infrastructure Network

Developments should also provide and enhance open space and green spaces.

See 23 below.

There should be no development on green land in Wantage, it's important for people's physical and mental health to have quieter calmer areas like these and we have already lost so many green spaces within Wantage, it would be a tragedy to lose any more. Green spaces within towns are also very good at helping to clean the polluted air so none should be built on under any circumstances.

Plan D: Wantage Green Infrastructure Concept Map still show King Alfreds East Site as a green area and a school, this is now a site for 150 homes. It also indicates potential green links through areas which are now housing developments where it is very likely that links are no longer possible. This must be updated. Similar comments also apply to the cycling map.

Green Infrastructure – Letcombe Brook

No	1
No opinion	0
Yes	12
Yes with reservation	3

Optional comments on Green Infrastructure Letcombe Brook

It is no exaggeration to say that Letcombe Brook is one of the natural treasures of this part of Oxfordshire, so this protection is a splendid idea.

No development near a water way should be given permission, there is no way a development can enhance a waterway. Especially when builders use the stream as a skip like the new development near home bargains, I'd guess a minimum of couple of skips worth of rubbish was thrown into the stream, and when I litter picked the banks and placed the bags of rubbish on their site the bags of rubbish were deposited back in the stream. How can developers get away with dumping so much rubbish into our fragile water ways without facing fines and clean up bills.

Isn't the Letcombe Brook guidance now included as part of the Vale planning guidance therefore no longer needed as part of this plan?

Preserve the rest of the remaining green space!

Green Infrastructure – Local Green Spaces

No	0
No opinion	1
Yes	14
Yes with reservation	2

Optional comments on Green Infrastructure Local Green Spaces

Again, this must be a high priority.

Stop building on all our green spaces

We are disappointed that Harcourt Green is not included

Improvements should be made to make these spaces accessible to wheel chairs users, who are currently unable to use the parks due to inappropriate tracks, paths and surfaces. There should also be work to endurance use of the spaces eg new bandstand was expensive to repair yet hardly ever used.

Infrastructure Investment

No	1
No opinion	1
Yes	11
Yes with reservation	4

Optional comments on Infrastructure Investment

Good - there has been too much development with too little invested in key services and infrastructure.

No development that will strain the town should be allowed, unfortunately people are stupid and will allow these developments so at the least building new roads, schools and shops should be done before any residential property is sold to prevent developers trying to get out of their responsibilities, after they have sold the residential properties there's no insensitive to build any extras that they promised.

Yes but the service needed should be in place before the development

We believe that this policy has been superceded by changes to the NPPF and is no longer needed.

On this basis development should stop now whilst infrastructure catches up

Community Facilities

No	1
No opinion	0
Yes	9
Yes with reservation	7

Optional comments on Community Facilities

I think that completing a bypass ring road, to the west as well as to the east, needs to be a high priority to reduce the very high levels of traffic, especially HGVs, though town.

As long as the market place parking is not lost as it's essential for local footfall

Youth club and education provision to have high priority

Do not reduce car parking in the town centre. Support the local businesses

No mention of the need for long term parking

And the rest! Sport and leisure facilities ? A hospital.

Community Assets

No	3
No opinion	2
Yes	8
Yes with reservation	4

Optional comments on Community Assets

There are no Assets of Community Value and there appears to be no attempt by the Town Council to get any assets designated

This is not clear in layman's terms

Optional comments on any aspect of the neighbourhood plan not discussed previously

There does not seem to be enough attention to providing parking spaces (it was a tragedy that the site of the former police station was turned into yet another retirement home, of which there are many, rather than much needed parking). This is not just on new developments; without a significant increase in parking, the town centre could literally die.

I wish to make a general point about the updating of the 2014 plan. It does not seem to me satisfactory to re-title it as from 2021 when much of the material, and particularly that in the plan drawings, depicts the situation in 2014/5. For example, the plan drawing D on page 20 still shows King Alfred's School East with its playing fields and does not show the Kingsgrove development, amongst many other changes of the last 5 years. This is only one of many points at which I feel the plan is in danger of being misleading or misunderstood because at several points it has not been "updated". Secondly, I wish to make a general point about parking facilities. The specific reference to the number of parking spaces that should be provided with new houses built has been dropped (Policy 5, 2014/15). I realise there may be a technical or legal reason for this change. Also the recommendation for provision of long term coach and public car parking has been "relegated" from its former prominence (Policy 13 2014/4). I realise that this is a most difficult problem but the 2021 statements in 4.1.3 and 4.1.4 do not really cope with it. But there is a further point related to parking spaces looking forward to 2031 which I feel should be considered. The plan looks into the 2030's and by that time the transition from petrol and diesel powered vehicles to electric vehicles will be well under way. Should not the plan take into consideration, or at least make reference to, this major transition, with the need to provide electric charging facilities available to the public on a 24-hour basis. It may be that the need will be met by existing commercial petrol stations but there could be a significant additional

impact on parking provision however. This could be especially true for the period of transition when both petrol and electric power supplies will be needed.

Need for traffic wardens covering the whole of Wantage and grove, so many footpaths and roads blocked by cars

It is important this survey is rolled out to encourage maximum participation, not just by those who use Facebook. Ensure that the older generation have a say!

APPENDIX 8 – NEIGHBOURHOOD PLAN ONLINE SURVEY JUNE 2022



Neighbourhood Plan Survey June 2022

UPDATED WANTAGE NEIGHBOURHOOD PLAN JUNE 2022

The Town Council has finalised updates to the draft Wantage Neighbourhood Plan. The original Plan was rejected by an inspector in 2016 relating to the proposed town centre and greenspaces policies. The updated Plan has been modified to amend or remove the policies that were deemed unacceptable. All other policies remain unchanged from the document published in 2016 and the updated version of the Plan published and informally consulted upon in November 2020. No new policies have been added. More information on the role of the Plan in the planning processes, and a copy of the updated Plan, can be accessed on the Town Council's website www.wantagetowncouncil.gov.uk

The Plan document provides a lot of support information relating to each policy proposal, however, from a planning viewpoint it is the wording of the policies themselves that are given regard to when making decisions about planning applications. This survey, therefore, focuses

specifically on the policy wordings and seeks your views concerning them.

1. Town Centre Policy Area

The Wantage Town Centre Policy Area is as defined in the District Council's Local Plan.

Development proposals for uses within Class E will be permitted within the town centre boundary.

Elsewhere in the area outside of the defined primary and secondary shopping frontages, proposals for employment uses will be encouraged provided they address the sequential approach to use as explained in the local plan (i.e. main centre, before edge of centre, before out of centre) and meet adopted car parking standards and any loss of existing car parking spaces is replaced.

Where planning permission is required, proposals within the Town Centre Policy Area resulting in the loss of an E Class at the ground floor must demonstrate that:

- i. the unit has been proactively and appropriately marketed for at least 12 months and it has been demonstrated that there is no longer a realistic prospect of the unit being used for E Class uses in the foreseeable future.
- ii. the proposal meets the needs of the residents within the local neighbourhood; and
- iii. the proposal will not have an adverse impact on the vitality and viability of the centre as a whole.

Do you support these policies?

Yes

Yes with reservations

No

No opinion

2. Optional comments on Town Centre Policy Area

3. Protection of Employment Sites

Proposals for redevelopment of, or extensions to, existing employment land that fully retain existing uses, will be supported, provided they accord with the development management policies of the development plan.

Proposals for change of use from employment use are encouraged as part of a mixed-use scheme where it can be demonstrated that:

- i. There is no reasonable prospect of continued sole employment use for the land or buildings.
- ii. Where the site or premises are unsuitable for sole employment use on amenity, environmental or highway safety grounds, that benefit to the community would be delivered by allowing mixed uses; or
- iii. Where appropriate adequate and deliverable alternative employment provision is available within the Wantage development boundary.

Question: Do you support these policies?

Yes

Yes, with reservations

No

No opinion

4. Optional comments on Protection of
Employment Sites

5. Design – General Principles

Development proposals will be supported, provided their design has regard to the following principles:
age.

i. views into and out of town make a significant contribution to its overall character and must be both preserved and respected in the design and positioning of any new development.

ii. improved provision for cycling throughout the Area. Contributions to improve cycling opportunities will be sought, where appropriate, and feasible and may be in the form of financial contribution and/or appropriate design measures;

- a. Contributions to the improvement of existing bicycle lanes and paths;
- b. Contributions to the provision of safe and well designated cycle routes, especially on the main roads through the area;
- c. Contributions to the provision of new bicycle lanes and paths;
- d. Contributions to the provision of new bicycle stands in all parts of the area - and particularly in town; and
- e. The provision of appropriate bicycle storage.

It is important that any design measures meet the appropriate technical standard.

Question: Do you support these policies?

- Yes
- Yes, with reservations
- No
- No opinion

6. Optional comments on Design – General Principles

7. Design – Character Areas

Development proposals will be supported provided:

- a. their design is in accordance with the Development Plan and reflect the character of that part of the town within which the land is located, as shown on the Policies Maps on pages 37-39.
- b. Innovative design is encouraged, provided that it positively responds to and enhances where possible the local character of the surrounding area.
- c. Landscape schemes should seek to retain existing on-site mature trees and hedges and, where appropriate, should include new fruit tree planting.

Town Centre Conservation Areas

- a. Any future development or redevelopment in the Conservation Area, including infill and back garden development, should be architecturally in keeping with adjacent buildings and appropriate in scale and massing; and
- b. Materials for buildings, shop fronts and boundary walls should reflect the historic character, for example brick, render, clay tile, slate, stone and lime-based mortars.

Charlton Village Conservation Area

- a. Any future development or redevelopment in the Conservation Area, including infill and back garden development, should be architecturally in keeping with adjacent buildings and appropriate in scale and massing.
- b. The density of any housing scheme or development should be informed by local circumstances and site constraints, including the required housing mix, and need to protect or enhance the local environment, Areas of Outstanding Natural Beauty, heritage assets, and

- important landscape, habitats and townscape.
- c. Materials for buildings and boundary walls should reflect the historic character, for example brick, render, clay tile, slate, stone and lime-based mortars; and
 - d. Development should preserve or enhance the local character of the landscape and not have an unacceptable impact on important views.

Charlton, South East, North West and West Wantage Character Areas

- a. Any future developments should provide sufficient amenity open space to ameliorate the deficiencies in the existing estates and reduce their dependence on borrowed landscapes.
- b. Development should respect the character of the relevant area in its architectural style, scale, massing and materials.
- c. The density of any housing scheme or development should be informed by local circumstances and site constraints, including the required housing mix, and need to protect or enhance the local environment, Areas of Outstanding Natural Beauty, heritage assets, and important landscape, habitats and townscape.

South West Wantage Character Area

Proposals for development will only be supported where it can be demonstrated that;

- a. the open character of this important natural landscape will be maintained;
- b. Development should preserve or enhance the local character of the landscape and not have an unacceptable impact on important views; and
- c. The density of any housing scheme or development should be informed by local circumstances and site constraints, including the required housing mix, and need to protect or enhance the local environment, Areas of Outstanding Natural Beauty, heritage assets, and important landscape, habitat and townscape.

Question: Do you support these policies?

- Yes
- Yes, with reservations
- No
- No opinion

8. Optional comments on Design – Character Areas

9. Design – Housing Types

Proposals for housing development should be in accordance with the character of the areas and to meet the needs of current and future households in Wantage including home workers.

Proposals for housing development incorporating bungalows and opportunities for self-build schemes will be encouraged provided they are in accordance with the development management policies of the development plan.

Question: Do you support these policies?

- Yes
- Yes, with reservations
- No
- No opinion

10. Optional comments on Design – Housing Types

11. Green Infrastructure Network

The Neighbourhood Plan identifies a Green Infrastructure Network, as shown on the Wantage Green Infrastructure Concept Map.

Development proposals on land that lies within the Green Infrastructure Network will be supported where they:

- i. Demonstrate how they sustain or enhance the visual characteristics, the function and biodiversity of the land; and
- ii. Have regard to how their landscape schemes, layouts, access and public open space provision and other amenity requirements may contribute to the maintenance and improvement of the Network.⁷

Question: Do you support these policies?

- Yes
- Yes, with reservations
- No
- No opinion

12. Optional comments on Green Infrastructure

Network

13. Green Infrastructure – Letcombe Brook

As appropriate to their scale and nature new development proposals should minimize impacts on and provide net gains for the biodiversity value of the Letcombe Brook.

Development proposals should:

- i. Conserve, restore and enhance the biodiversity, of the Letcombe Brook and its tributaries including Manor Road Spring and the Humber Ditch.
- ii. The landscape, of the Letcombe Brook and its tributaries including Manor Road Spring and Humber Ditch should be protected from harmful development and where possible enhanced.
- iii. The recreational value of the Letcombe Brook and its tributaries including Manor Road Spring and Humber Ditch should be protected from harmful development and where possible enhanced.
- iv. Include a long-term landscape and ecological management plan for the Brook, buffer strip and corridor;
- v. Provide or retain a minimum 10m natural green buffer between the top of the river-bank and the development in urban areas adjacent to the Letcombe Brook; and
- vi. Have regard to the landscape and design guidance set out in the 'Letcombe Brook – Planning Guidance for landowners and developers' in Appendix 1

Question: Do you support these policies?

- Yes
- Yes, with reservations
- No

No opinion

14. Optional comments on Green Infrastructure –
Letcombe Brook

15. Green Infrastructure – Local Green Spaces

The Neighbourhood Plan designates Local Green Spaces in the following locations, as shown on the Policies Maps on pages 37-39:

- i. Manor Road Memorial Recreation Ground
- ii. Betjeman Park
- iii. Humber Ditch and the adjacent green spaces
- iv. Letcombe Wildlife Corridor (including Willow Walk Nature Reserve)
- v. Alfred's Well

New development will not be supported on land designated as Local Green Space unless in very special circumstances.

Question: Do you support these policies?

- Yes
- Yes, with reservations
- No
- No opinion

16. Optional comments on Green Infrastructure –
Local Green Spaces

17. Infrastructure Investment

Development proposals of a scale that are likely to significantly increase the demand for local services and infrastructure will only be supported if they can demonstrate that:

- i. Either there is sufficient spare capacity in the existing services and infrastructure in the Wantage area; or
- ii. It is feasible to increase the capacity of those services and infrastructure in the Wantage area in a timely manner to serve the development.

Question: Do you support these policies?

- Yes
- Yes, with reservations
- No
- No opinion

18. Optional comments on Infrastructure Investment

19. Community Facilities

It is an aspiration that development proposals will be required to make proportionate financial contributions to key local services and infrastructure improvement projects through planning obligations and the Community Infrastructure Levy as appropriate.

The following key projects are anticipated to be the main focus of this investment in the plan period:

- i. Traffic Management proposals, including improvements to the Market Place;
- ii. Green infrastructure network including maintenance and enhancement of existing green spaces and improvements to pavements and footpaths;
- iii. Cycle ways within and linking Wantage to adjacent areas;
- iv. Provision of education from pre-school to secondary;
- v. Provision of healthcare and dental care facilities;
- vi. Community and/or other projects that may be deemed relevant at the time, such as for youth provision or recreation.

Question: Do you support these policies?

- Yes
- Yes, with reservations
- No
- No opinion

20. Optional comments on Community Facilities

21. Community Assets

Development proposals that will result in either the loss of or significant harm to a designated Asset of Community Value will be resisted, 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.

Proposals to improve the viability of a designated Asset of Community Value, or of any other established community use by way of the extension or partial redevelopment of buildings and land will be supported, provided the design of the scheme and the resulting increase in use are appropriate in design terms and will not harm the amenities of adjoining residential properties.

Question: Do you support these policies?

- Yes
- Yes, with reservations
- No
- No opinion

22. Optional comments on Community Assets

23. Optional comments on any aspect of the neighbourhood plan not discussed previously

24. The next questions focus on you to ensure that we have captured representative views from across the population of Wantage Town. They are all **optional**. Any information shared with us will not be used for any other purpose and will not be shared beyond Wantage Town Council, its officers or councillors in accordance with GDPR.

What is your gender?

- Male
- Female

25. What is your age bracket?

- Under 18
- 18-30
- 31-45
- 46-60
- 61+

26. Postcode of your residence?

Done

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Neighbourhood plan and reponses

Town Centre Policy AreaThe Wantage Town Centre Policy Area is as defined in the District Council's Local Plan. Development proposals for uses within Class E will be permitted within the town centre boundary. Elsewhere in the area outside of the defined primary and secondary shopping frontages, proposals for employment uses will be encouraged provided they address the sequential approach to use as explained in the local plan (i.e. main centre, before edge of centre, before out of centre) and meet adopted car parking standards and any loss of existing car parking spaces is replaced. Where planning permission is required, proposals within the Town Centre Policy Area resulting in the loss of an E Class at the ground floor must demonstrate that:
i. the unit has been proactively and appropriately marketed for at least 12 months and it has been demonstrated that there is no longer a realistic prospect of the unit being used for E Class uses in the foreseeable future.
ii. the proposal meets the needs of the residents within the local neighbourhood; and
iii. the proposal will not have an adverse impact on the vitality and viability of the centre as a whole.
Do you support these policies?

No	1
No opinion	1
Yes	6
Yes with reservations	2

Optional comments on Town Centre Policy Area

'i. the unit has been proactively and appropriately marketed for at least 12 months and it has been demonstrated that there is no longer a realistic prospect of the unit being used for E Class uses in the foreseeable future'. How do we know if the unit has been proactively marketed? The former Argos store, for example. It's well known that Sainsburys has a veto on any business that may 'compete' with their business in the immediate area. The building now occupied by The Toy Planet was originally meant to be a restaurant business but was vetoed by Sainsburys because Sainsburys had their own cafe. As soon as The Toy Planet moved into the premises, Sainsburys closed their cafe. Coincidence?

silly idea. the actual problem is the predatory restrictions placed by the landlords on the shop, - see sainsburys owning argos unit for example, that is stopping another food retailer moving in to a perfect location, but due to the immoral behaviour of Sainsburys, the "only" available site for the new shops has to be a out of town greenfield build....simply disgusting. The subletting of retail units has to stop, and the rents as well as the extortionate ever-rising council rates have to be reduced. The every rising rates has to stop, full stop

Protection of Employment Sites Proposals for redevelopment of, or extensions to, existing employment land that fully retain existing uses, will be supported, provided they accord with the development management policies of the development plan. Proposals for change of use from employment use are encouraged as part of a mixed-use scheme where it can be demonstrated that:

- There is no reasonable prospect of continued sole employment use for the land or buildings.
- Where the site or premises are unsuitable for sole employment use on amenity, environmental or highway safety grounds, that benefit to the community would be delivered by allowing mixed uses;
- Where appropriate adequate and deliverable alternative employment provision is available within the Wantage development boundary.

Question: Do you support these policies?

No	1
No opinion	1
Yes	7
Yes, with reservations	1

Optional comments on Protection of Employment Sites

can you find any more space to dump more houses on ?
Could this be another 'back door' for developers to build more houses?

Design – General Principles Development proposals will be supported, provided their design has regard to the following principles:

- views into and out of town make a significant contribution to its overall character and must be both preserved and respected in the design and positioning of any new development.
- Improved provision for cycling throughout the Area. Contributions to improve cycling opportunities will be sought, where appropriate, and feasible and may be in the form of financial contribution and/or appropriate design measures;
- Contributions to the improvement of existing bicycle lanes and paths;
- Contributions to the provision of safe and well designated cycle routes, especially on the main roads through the area;
- Contributions to the provision of new bicycle lanes and paths;
- Contributions to the provision of new bicycle stands in all parts of the area - and particularly in town;
- The provision of appropriate bicycle storage.

It is important that any design measures meet the appropriate technical standard.

Question: Do you support these policies?

No	1
No opinion	1
Yes	8

Optional comments on Design – General Principles

A dedicated cycle path to the Challows would have been sensible.
Bike lane for the A417 to Rowstock

I have two comments here.: 1. Para. ii b states "..... especially on the main roads through the area." It is important that cycle paths follow routes people need to use. It is not clear to me why these have to follow the main roads. I know they do now but a good cycle route (path) could be independent of the main road. 2. Maybe this is implicit but the final sentence maybe could refer to the meeting "the appropriate *current* technical standard".

more housing ? can;t move a sofa or freezer on a bicycle.... silly idea.

Design – Character AreasDevelopment proposals will be supported provided: a. their design is in accordance with the Development Plan and reflect the character of that part of the town within which the land is located, as shown on the Policies Maps on pages 37-39. b. Innovative design is encouraged, provided that it positively responds to and enhances where possible the local character of the surrounding area. c. Landscape schemes should seek to retain existing on-site mature trees and hedges and, where appropriate, should include new fruit tree planting. **Town Centre Conservation Areas** a. Any future development or redevelopment in the Conservation Area, including infill and back garden development, should be architecturally in keeping with adjacent buildings and appropriate in scale and massing; and b. Materials for buildings, shop fronts and boundary walls should reflect the historic character, for example brick, render, clay tile, slate, stone and lime-based mortars. **Charlton Village Conservation Area** a. Any future development or redevelopment in the Conservation Area, including infill and back garden development, should be architecturally in keeping with adjacent buildings and appropriate in scale and massing. b. The density of any housing scheme or development should be informed by local circumstances and site constraints, including the required housing mix, and need to protect or enhance the local environment, Areas of Outstanding Natural Beauty, heritage assets, and important landscape, habitats and townscape. c. Materials for buildings and boundary walls should reflect the historic character, for

example brick, render, clay tile, slate, stone and lime-based mortars; and d. Development should preserve or enhance the local character of the landscape and not have an unacceptable impact on important views. **Charlton, South East, North West and West Wantage Character Areas** a. Any future developments should provide sufficient amenity open space to ameliorate the deficiencies in the existing estates and reduce their dependence on borrowed landscapes. b. Development should respect the character of the relevant area in its architectural style, scale, massing and materials. c. The density of any housing scheme or development should be informed by local circumstances and site constraints, including the required housing mix, and need to protect or enhance the local environment, Areas of Outstanding Natural Beauty, heritage assets, and important landscape, habitats and townscape. **South West Wantage Character Area**Proposals for development will only be supported where it can be demonstrated that; a. the open character of this important natural landscape will be maintained; b. Development should preserve or enhance the local character of the landscape and not have an unacceptable impact on important views; and c. The density of any housing scheme or development should be informed by local circumstances and site constraints, including the required housing mix, and need to protect or enhance the local environment, Areas of Outstanding Natural Beauty, heritage assets, and important landscape, habitat and townscape. **Question: Do you support these policies?**

No	1
No opinion	1
Yes	6
Yes, with reservations	2

Optional comments on Design – Character Areas

'b. Development should preserve or enhance the local character of the landscape and not have an unacceptable impact on important views; '. Pity this was not taken into consideration when the monstrous Elm Court Care Home was allowed to be built. Lidl, however, had some excellent plans for a store near the Mably way roundabout. Refused by folk who do not even live in Wantage. Disgraceful behaviour.
Not detailed enough to keep existing character and stop buildings being little boxes..
silly idea that restricts building low carbon houses, or making old ones efficient.

Design – Housing TypesProposals for housing development should be in accordance with the character of the areas and to meet the needs of current and future households in Wantage including home workers.Proposals for housing development incorporating bungalows and opportunities for self-build schemes will be encouraged provided they are in accordance with the development management policies of the development plan. Question: Do you support these policies?

No	1
No opinion	1
Yes	6
Yes, with reservations	2

Optional comments on Design – Housing Types

Infrastructure, infrastructure, infrastructure. Schools, shops, restaurants. If you want folk to shop loc
The development policies don't mention bungalows so I don't know what this means.
to many houses already !!!!! NO MORE !!!!! END THIS INSANITY

Green Infrastructure Network The Neighbourhood Plan identifies a Green Infrastructure Network, as shown on the Wantage Green Infrastructure Concept Map.Development proposals on land that lies within the Green Infrastructure Network will be supported where they:i. Demonstrate how they sustain or enhance the visual characteristics, the function and biodiversity of the land; andii. Have regard to how their landscape schemes, layouts, access and public open space provision and other amenity requirements may contribute to the maintenance and improvement of the Network.'Question: Do you support these policies?

No	3
Yes	6
Yes, with reservations	1

Optional comments on Green Infrastructure Network

don;t need it if you STOPBUILDING ON FIELDS

How can it be green infrastructure if it's developed?

Is there a risk of a reduction in the size of the green network if development goes ahead?

We wish to object to the following areas of land owned by the Vale of White Horse District Council being designated as Local Green Spaces: •Humber Ditch •Tirrold Way Open Space •Willow Walk Nature Reserve •Manor Road Recreation Ground We object to the proposed cycle routes on land owned by the Vales of White Horse District Council at the following locations: •Humber Ditch •Tirrold Way Open Space •Willow Walk Nature Reserve •Manor Road Recreation Ground •Amenity Land at Stockham Way •Land north of Mably Way (which is in Grove, but shown on Plan E) •Hampden Road open space

Green Infrastructure – Letcombe Brook As appropriate to their scale and nature new development proposals should minimize impacts on and provide net gains for the biodiversity value of the Letcombe Brook. Development proposals should: i. Conserve, restore and enhance the biodiversity, of the Letcombe Brook and its tributaries including Manor Road Spring and the Humber Ditch. ii. The landscape, of the Letcombe Brook and its tributaries including Manor Road Spring and Humber Ditch should be protected from harmful development and where possible enhanced. iii. The recreational value of the Letcombe Brook and its tributaries including Manor Road Spring and Humber Ditch should be protected from harmful development and where possible enhanced. iv. Include a long-term landscape and ecological management plan for the Brook, buffer strip and corridor; v. Provide or retain a minimum 10m natural green buffer between the top of the river-bank and the development in urban areas adjacent to the Letcombe Brook; and vi. Have regard to the landscape and design guidance set out in the 'Letcombe Brook – Planning Guidance for landowners and developers' in Appendix 1

Question: Do you support these policies?

No	2
Yes	7
Yes, with reservations	1

Optional comments on Green Infrastructure – Letcombe Brook

In the interests of good estate management, in meeting the requirements of s123 of the Local Government Act 1972 to achieve best value and in order to meet its corporate objectives, the Vale of White Horse District Council would wish to retain control over future use of land in its ownership including the land at the Humber Ditch and the Willow Walk Nature Reserve

Isn't this already in the Local Plan?
STOP BUILDING !!!!!!!!!!!

Green Infrastructure – Local Green Spaces The Neighbourhood Plan designates Local Green Spaces in the following locations, as shown on the Policies Maps on pages 37-39: i. Manor Road Memorial Recreation Groundii. Betjeman Parkiii. Humber Ditch and the adjacent green spacesiv. Letcombe Wildlife Corridor (including Willow Walk Nature Reserve)v. Alfred’s WellNew development will not be supported on land designated as Local Green Space unless in very special circumstances.Question: Do you support these policies?

No	2
Yes	7
Yes, with reservations	1

Optional comments on Green Infrastructure – Local Green Spaces

In the interests of good estate management, in meeting the requirements of s123 of the Local Government Act 1972 to achieve best value and in order to meet its corporate objectives, the Vale of White Horse District Council would wish to retain control over future use of land in its ownership and hence objects to Policy 8 – Green Infrastructure – Local Green Spaces. We wish to object to the following areas of land owned by the Vale of White Horse District Council being designated as Local Green Spaces: •Humber Ditch •Tirrolld Way Open Space •Willow Walk Nature Reserve •Manor Road Recreation Ground

Manor Road Memorial Park is a very nice space. Unfortunately there is never any maintenance of the huge trees running parallel to Manor Road and the hedge running parallel to Manor Road is rarely trimmed, making it dangerous for pedestrians using the footpath.

STOP BUILDING is the first thig to do, as we all know greenbelts are always built on oneday, so are pointless.

What about allotments?

Infrastructure InvestmentDevelopment proposals of a scale that are likely to significantly increase the demand for local services and infrastructure will only be supported if they can demonstrate that:i. Either there is sufficient spare capacity in the existing services andinfrastructure in the Wantage area; orii. It is feasible to increase the capacity of those services and infra structure in the Wantage area in a timely manner to serve the development.Question: Do you support these policies?

No	1
No opinion	1
Yes	5
Yes, with reservations	3

Optional comments on Infrastructure Investment

Developers must be forced to keep to commitments and not lessen them halfway through

'ii. It is feasible to increase the capacity of those services and infra structure in the Wantage area in a timely manner to serve the development'. This happens on a regular basis in Didcot, Abingdon and Faringdon. So why not Wantage?

STOP THE BUILDING WORKS NOW

What’s a timely manner - within the lifetime of the development?

Community Facilities It is an aspiration that development proposals will be required to make proportionate financial contributions to key local services and infrastructure improvement projects through planning obligations and the Community Infrastructure Levy as appropriate. The following key projects are anticipated to be the main focus of this investment in the plan period: i. Traffic Management proposals, including improvements to the Market Place; ii. Green infrastructure network including maintenance and enhancement of existing green spaces and improvements to pavements and footpaths; iii. Cycle ways within and linking Wantage to adjacent areas; iv. Provision of education from pre-school to secondary; v. Provision of healthcare and dental care facilities; vi. Community and/or other projects that may be deemed relevant at the time, such as for youth provision or recreation. Question: Do you support these policies?

No	3
Yes	6
Yes, with reservations	1

Optional comments on Community Facilities

All of these things should have been put in place before the first new development was even started. How many more years before anything is done, I wonder.

I don't believe that the town council will do any of these projects in my lifetime.

In the interests of good estate management, in meeting the requirements of s123 of the Local Government Act 1972 to achieve best value and in order to meet its corporate objectives, the Vale of White Horse District Council would wish to retain control over future use of land in its ownership and we object to Policy 6 – Green Infrastructure Network, specifically the proposed cycle routes shown on Plan E and described in 5.7.1. We object to the proposed cycle routes on land owned by the Vale of White Horse District Council at the following locations: •Humber Ditch •Tirrold Way Open Space •Willow Walk Nature Reserve •Manor Road Recreation Ground •Amenity Land at Stockham Way •Land north of Mably Way (which is in Grove, but shown on Plan E) •Hampden Road open space
insane.....

It is not clear to me if there will be any investment in facilities of significant benefit to Wantage but may lie, or partly lie, outside its formal boundary. A new railway station along with cycle routes to it would be one example.

Community Assets Development proposals that will result in either the loss of or significant harm to a designated Asset of Community Value will be resisted, 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. Proposals to improve the viability of a designated Asset of Community Value, or of any other established community use by way of the extension or partial redevelopment of buildings and land will be supported, provided the design of the scheme and the resulting increase in use are appropriate in design terms and will not harm the amenities of adjoining residential properties. Question: Do you support these policies?

No	2
No opinion	1
Yes	6
Yes, with reservations	1

Optional comments on Community Assets

pointless.

The land that Lidl wants to build a store has been bemoaned by some that it would 'unnecessarily join Grove to Wantage'. I draw attention to Denchworth Road - soon to be joined up with the Grove Airfield development as one huge housing development. I draw attention to the new development at East Challow - already joined to Wantage on the Challow Road. I draw attention to the developments on Reading Road - stretching almost to Ardington. There are no Community Assets in Wantage.

Optional comments on any aspect of the neighbourhood plan not discussed previously

- I welcome the creation of cycling and walking action plans. The work that is/will take place on the two roundabouts at each end of Mably Way will make cycling between Wantage and Grove more difficult and less safe. Cycle routes are used by secondary school children in particular and making these safe for them should be a priority. Safety is mentioned in overall statements (like Policy 3) - but I would like to see a focus on safe routes to schools. - I do not know how far the Neighbourhood Plan can go in support of measures outside its formal borders but of direct effect on it. I would like to see stronger support for a station at Grove. This would also lead to changes in bus routes which may, for example, reduce the number of buses waiting in Wantage Market Place. Thank you for the chance to comment on this plan.

In the interests of good estate management, in meeting the requirements of s123 of the Local Government Act 1972 to achieve best value and in order to meet its corporate objectives, the Vale of White Horse District Council would wish to retain control over future use of land in its ownership.

It's a waste of time and money

plan is utterly unfit for purpose. STOP BUILDING ON ALL THE FIELDS !!!!! then you won't need a "green corridor"....

Why does Wantage continually 'fall off the radar' when it comes to infrastructure and benefits for the local population. We have too few shops to service the hugely expanding population. Too few schools. A hopelessly inadequate, fifty year old leisure centre. Stop gifting all of the money to Abingdon and let Wantage have the lions share.

Information following not to be publicly shared (due to GDPR)

APPENDIX 9 – REGULATION 14 CONSULTATION RESPONSE TABLE

SCNP Policy	ID	No	Para in WNP	Comment	Action	Change Required / Comment
General	Wilts & Berks Canal Trust	1.	N/A	<p>WBCT generally supports the Vision and Objectives, particularly:</p> <p>Inclusion in the Vision of:</p> <ul style="list-style-type: none"> • ‘a well-connected network of green spaces throughout and around the town’; • reference to improved foot and cycle routes and a cycling route network that is better integrated and links up with green spaces; and • residents having ‘improved access both to community facilities and to green spaces and surrounding countryside’; <p>and</p> <p>inclusion in the Objectives of:</p> <ul style="list-style-type: none"> • Under Green Infrastructure, ‘To create a viable green infrastructure network including green spaces and amenity areas, with enhanced connectivity through new and improved footpaths and cycleways’; • Under Maintaining our Heritage, ‘To sustain and enhance the special significance of the variety of heritage assets in the town’; and • Under Viable Community Assets, ‘To protect and encourage the improvement of cherished community assets’ <p>Restoration of the Wilts & Berks Canal is a significant project which can directly help to realise the Vision for the Neighbourhood Plan and help to meet the objectives of the Plan.</p>	No change	Comments noted. Thank you.
Policy 6: Green Infrastructure Network	Wilts & Berks Canal Trust	2.	Pg 19	<p>WBCT supports this policy and in particular supports the inclusion of the route of the Wilts & Berks Canal that is proposed to be restored (including the probable diversion route at the Mably Way roundabout) and the historic route of the Wantage Arm on the Green Infrastructure Concept Map (Plan D) that is referred to in the policy.</p>	No change	Comments noted. Thank you.

SCNP Policy	ID	No	Para in WNP	Comment	Action	Change Required / Comment
				<p>The reference to the Wilts & Berks Canal in supporting text paragraph 4.6.2 is also supported.</p> <p>WBCT also supports the inclusion of the Wilts & Berks Canal route as a selected future route project on Plan E: Wantage Proposed Cycle Routes.</p> <p>Restoration of the Wilts & Berks Canal accords with Policy 6 and will help the achievement of the proposed Green Infrastructure Network and also the Proposed Cycle Routes. Restoration of the canal seeks to serve the interests of all three parties referred to in paragraph 4.6.4: Local Residents; Visitors and Tourists; and Wildlife.</p> <p>WBCT is disappointed that Policy 6 does not include the stronger wording in policy 8 of the 2015 version of the Neighbourhood Plan, which sought to ensure development affecting the green infrastructure network enhances and contributes to it, but we understand that this has been removed in response to the Examiner’s Report on the earlier plan. In any case, the route of the Wilts & Berks Canal is safeguarded in the adopted Local Plan (see above).</p>		
Community Aspiration: Community Facilities	Wilts & Berks Canal Trust	3.	Pg 32	<p>WBCT supports this aspiration and in particular supports the inclusion in the list of key projects that should benefit from financial contributions through planning obligations and CIL of:</p> <ul style="list-style-type: none"> ‘ii. Green infrastructure network including maintenance and enhancement of existing green spaces and improvements to pavements and footpaths; iii. Cycle ways within and linking Wantage to adjacent areas; and vi. Community and/or other projects that may be deemed relevant at the time, such as for youth provision or recreation.’ <p>However, whilst these could cover restoration of the Wilts & Berks Canal, WBCT asks that restoration of the Canal be specifically listed as a key project in this aspiration. This would reflect the support given to developer financial contributions towards</p>		

SCNP Policy	ID	No	Para in WNP	Comment	Action	Change Required / Comment
				restoration of the canal in Policy DP32 and supporting paragraph 3.274 of the adopted Vale of White Horse Local Plan 2031, Part 2. It would also reflect the inclusion of restoration of the canal in the list of projects for funding through CIL in the Vale of White Horse District Council Updated Infrastructure Delivery Plan December 2016 (Appendix 1).		
5: Implementation	Wilts & Berks Canal Trust	5.	Pg 33-34	<p>WBCT welcomes in paragraph 5.2.3 the recognition of the Wilts & Berks Canal as a project and asset of importance to Wantage and that it extends beyond the Town Council boundary and requires collaborative working with other organisations. WBCT asks that we be included in the organisations that the Town Council will seek to work collaboratively with in respect of the Wilts & Berks Canal and any proposals that may affect it.</p> <p>WBCT supports the inclusion in paragraph 5.3.1 of:</p> <ul style="list-style-type: none"> ii. Green Infrastructure Network; iii. Cycle ways both within the town and linking Wantage to adjacent areas; and iv. Community or other projects that may be deemed relevant at the time; <p>in the list of projects that the Town Council aspires to for investment of future CIL funding allocated to it. These could cover restoration of the Wilts & Berks Canal.</p> <p>WBCT welcomes and is grateful for the support the Town Council has already given to its work. Most recently, the Town Council has demonstrated its support for the work of WBCT through its generous donation of £1,000 towards Abingdon and East Vale Branch work party equipment. We look forward to further mutually beneficial working with the Town Council towards restoration of the canal.</p>	No change	Comments noted. Thank you.
General	Vale of White Horse DC	6.	N/A	Reference is made to the 'emerging Local Plan' throughout the document. The Vale of White Horse District's Local Plan is divided into two parts: Local Plan 2031 Part 1 was adopted at Full Council in December 2016; and Local Plan 2031 Part 2 was adopted by Full Council on Wednesday 9 October 2019. These documents are therefore not	No change	Comments noted.

SCNP Policy	ID	No	Para in WNP	Comment	Action	Change Required / Comment
				<p>emerging and form part of the development plan. Your plan should be updated to reflect that these are no longer emerging.</p> <p>As set out on our website the Council has recently committed to progressing a new Local Plan 2041, however this is in the first stages with a call for sites taking place earlier in the 2020. This would now be considered the emerging Local Plan but given its early stage no information can be drawn from it yet.</p>		
1.Introduction	Vale of White Horse DC	7.	Para 1.4 Pg 4	<p>This paragraph does not accurately describe the basic conditions. I would suggest you amend the wording to read:</p> <p><i>'Plans must meet the five 'basic conditions'. These are:</i></p> <ul style="list-style-type: none"> • <i>Does the Plan have regard to national policies and advice contained in guidance issued by the Secretary of State?</i> • <i>Is the Plan in general conformity with the strategic policies contained in the development plan?</i> • <i>Does the Plan contribute to the achievement of sustainable development?</i> • <i>Has the process of making the Plan breached EU obligations?</i> • <i>Have prescribed conditions been met in relation to the Plan?'</i> 	Amend text	Comments noted. Paragraph 1.4 will be amended in accordance with the recommended text in the column to the left.
1.Introduction	Vale of White Horse DC	8.	Para 1.5 Pg 5	This paragraph discusses the consultation undertaken. As this Plan progresses, this paragraph will need updating.	No change	Comments noted. Details are included in the Consultation Statement.
Policy 1: Town Centre Policy Area	Vale of White Horse DC	9.	Pg 11	Whilst I can see that the defined Wantage Town Centre Area has been removed from the policy in response to the Examiner's comments concerning the lack of evidence, the wider policy context for this policy has changed since it was originally drafted and examined and therefore the policy needs to be reconsidered.	Amend text	Comments noted. Policy will be amended to reflect proposed wording.

SCNP Policy	ID	No	Para in WNP	Comment	Action	Change Required / Comment
				<p>The regulatory context for retailing and town centre uses changed notably on 1 September 2020, when the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 came into force which made changes to the Town and Country Planning (Use Classes) Order 1987. In particular, the new regulations introduced Use Class E, Commercial, Business and Service, encompassing former Class A1 (shops), Class A2 (Financial and professional services), Class A3 (Restaurants and cafes), and Class B1 (Business).</p> <p>In light of the above changes the references to A1 and A3 in this policy need to be removed as these Use Classes no longer exist. I would suggest that the first sentence in the second paragraph is replaced with:</p> <p><i>‘Development proposals for uses within Class E will be permitted within the town centre boundaries.’</i></p> <p>This change in the Use Classes also has an impact on the rest of the policy.</p> <p>The second sentence of the second paragraph is discussing retail development outside of the Policy Area and setting out that proposals will be resisted unless they are for convenience food retail of no more than 300 sq.m gross internal area. As set out above, retail has been encompassed into Class E, therefore the policy needs to be made broader, not just relating to retail. In addition to this paragraph 86 of the NPPF states:</p> <p><i>‘Local planning authorities should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan. Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered.’</i></p>		

SCNP Policy	ID	No	Para in WNP	Comment	Action	Change Required / Comment
				<p>Even though the change to the Use Class Order has taken place more recently than the adoption of the Local Plan we can still draw from the related policies. Core Policy 32: Retail Development and other Main Town Centre Uses in the Local Plan 2031: Part One is a detailed policy which sets out the policy requirements. This Local Plan policy is a detailed policies and states:</p> <p>‘Proposals for retail or other main town centre uses that are on the edge of or outside the town or local shopping centres, and are not supported by Local Plan policies, will only be supported if it is demonstrated that the proposal satisfies the sequential approach to site selection, and, where the proposal exceeds the local floorspace thresholds set out below, an impact assessment confirms that there are no likely significant adverse impacts on the vitality and viability of nearby centres. The impact assessment methodology and assumptions are to be agreed with the Council in advance.</p> <p>The local floorspace thresholds for impact assessment are as follows: iv. 1,000 square metres gross retail floorspace for development likely to have an impact on Abingdon-on-Thames or Wantage town centres; and v. 500 square metres gross retail floorspace elsewhere in the district.’</p> <p>Considering both the NPPF and Local Plan policy, the current wording in the neighbourhood plan policy is overly restrictive and seeks to oversimplify the policy test for town centre development outside of the town centre. Since the wording in the Neighbourhood Plan policy offers less detail we recommend that this sentence is deleted.</p>		

SCNP Policy	ID	No	Para in WNP	Comment	Action	Change Required / Comment
				<p>Regarding the third paragraph of the policy which addresses elsewhere in the area outside of the defined primary and secondary shopping areas, Core Policy 32 also addresses this. It sets out:</p> <p>'For new retail proposals (Use Class A), first consideration should be given to areas designated as primary and secondary shopping frontages and the redevelopment sites at the Charter area of Abingdon-on-Thames and the Botley Central Area.</p> <p>For other town centre uses, first consideration should be given to opportunities within the designated town centre areas that are well linked to the retail core by foot, including identified redevelopment sites, before more peripheral locations are considered.'</p> <p>In the third paragraph, when referring to the parking standards 'minimum' should be replaced with '<i>adopted</i>'. Also, it is worth bearing in mind that the national policy position regarding shopping frontage has moved on since the adoption of the Local Plan. Paragraph 85 d) of the NPPF sets out:</p> <p>'d) define the extent of town centres and primary shopping area, and make clear the range of uses permitted in such locations, as part of a positive strategy for the future of each centre'</p> <p>Your plan/policy could seek to identify these areas supported by evidence, or you could continue to refer to the Local Plan frontages. We would be happy to discuss through the options with you.</p> <p>Considering the Use Class changes that have occurred, the fourth and fifth paragraph of this policy also needs to be reconsidered. It is also not clear why a 0.5HA threshold is used in the policy. Paragraph 85 of the NPPF states:</p>		

SCNP Policy	ID	No	Para in WNP	Comment	Action	Change Required / Comment
				<p>'Planning policies should:</p> <p>a) define a network and hierarchy of town centres and promote their long-term vitality and viability – by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflects their distinctive characters</p> <p>f) recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.'</p> <p>To have regard to the NPPF you could change the wording in paragraph 4 to support the delivery of mixed use development which compliments or supports the town centres vitality or viability. Alternatively, you could replace paragraphs 4 and 5 with the following wording:</p> <p><i>'Where planning permission is required, proposals within the Town Centre Policy Area resulting in the loss of an E class at the ground floor must demonstrate that:</i></p> <ul style="list-style-type: none"> - <i>the unit has been proactively and appropriately marketed for at least 12 months and it has been demonstrated that there is no longer a realistic prospect of the unit being used for E Class uses in the foreseeable future;</i> - <i>the proposal meets the needs of residents within the local neighbourhood; and the proposal will not have an adverse impact on the vitality and viability of the centre as a whole.</i> 		
Policy 1: Town Centre Policy Area	Vale of White Horse DC	10.	Para 4.1.2 Pg 12	Where is the evidence which supports the sentence ' <i>proposals for less than 300 sqm. would not have a harmful impact on the Town Centre</i> '?	Amend text	Comments noted. Supporting text will be amended.

SCNP Policy	ID	No	Para in WNP	Comment	Action	Change Required / Comment
Policy 2: Protection of Employment Sites	Vale of White Horse DC	11.	Pg 13	<p>As explained above, the regulatory context for retailing and town centre uses changed notably on 1 September 2020, when the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 came into force which made changes to the Town and Country Planning (Use Classes) Order 1987. In particular, the new regulations introduced Use Class E, Commercial, Business and Service, encompassing former Class A1 (shops), Class A2 (Financial and professional services), Class A3 (Restaurants and cafes), and Class B1 (Business).</p> <p>Therefore, within this policy we would suggest you remove the specific references to the Use Classes - '(B1, B2, B8)'.</p> <p>In the first paragraph rather than 'encouraged' we would suggest you use '<i>supported</i>'. We also suggest that you caveat this paragraph with wording similar to the following, '<i>provided they accord with the development management policies of the development plan</i>'. This is to make it clear that proposals will be supported but still need to consider other policies, such as design policies for example.</p> <p>The criteria of this policy are focused on 'sole employment use', however this could be implied to be supporting only a sole employment use on a site. The policy could be better drafted to align with Core Policy 29: Change of Use of Existing Employment Land and Premises from the Local Plan 2031 Part 1. This policy sets out:</p> <p>'Elsewhere in the District, where there is no reasonable prospect of land or premises being used for continued employment use, a mixed use enabling development which incorporates employment space should first be considered. If a mixed use scheme is not viable, the extent to which the proposed use generates new employment will be considered in determining the relevant planning application.'</p>	Amend text	Comments noted. Policy will be amended to reflect proposed wording.

SCNP Policy	ID	No	Para in WNP	Comment	Action	Change Required / Comment
				Whilst this element of the policy is only encouraging mixed-use development, criteria ii and iii are more restrictive than Core Policy 29 which places no additional requirements on mixed-use development unlike Policy 2. We recommend that 'substantial' is deleted from ii, and 'where appropriate' inserted in criterion iii.		
Policy 4: Design – Character Areas	Vale of White Horse DC	12.	Pg 16	<p>These comments are made without having access to an updated character assessment, which will be important to support this policy. We would be happy to review the character assessment document.</p> <p>You may want to consider inserting paragraph numbers into the policy to improve the clarity and readability of the policy. Currently the policy contains 4 sets out criteria, all using a., b., c., etc, and without providing the heading it might not be clear which criteria are being referred to.</p> <p>To better reflect the decision making process, in the first sentence rather than 'provided their design has regard to the principles of the Development Plan' we would suggest you use '<i>provided the design is in accordance with the development management policies of the development plan...</i>'. This is to make it clear that proposals will be supported but still need to consider other policies, such as design policies for example.</p> <p>In the second sentence of the first paragraph with recommend you insert 'enhances where possible'. Setting the threshold that proposals will only be encouraged if they enhance the local character is high and may not be achievable for some forms of development, 'where possible' provides some flexibility.</p> <p>The final sentence of the first paragraph is overly restrictive in its ambition to seek the provision of fruit tree planting. On some developments this may not be appropriate and so we recommend that 'where appropriate' is inserted before 'should include new fruit tree planting'.</p>	Amend text	Comments noted. Policy will be amended to reflect proposed wording.

SCNP Policy	ID	No	Para in WNP	Comment	Action	Change Required / Comment
				<p>Charlton Village Conservation Area</p> <p>b.</p> <p>Core Policy 23: Housing Density of the Local Plan Part 1 sets out that:</p> <p>‘On all new housing developments a minimum density of 30 dwellings per hectare (net) will be required unless specific local circumstances indicate that this would have an adverse effect on the character of the area, highway safety or the amenity of neighbours.’</p> <p>Within a Conservation Area, it may be appropriate for a lower density, however the blanket approach of setting a maximum is not appropriate and is overly restrictive. Paragraph 122 of the NPPF is clear that planning policies should support development that makes efficient use of land. Identifying a maximum densities does not have regard to national policy, as it can effectively act as a cap on development. We have not seen any evidence to support a different density requirement than that set out in Core Policy 23. Whilst the Local Plan policy is identifying a minimum density, it does have caveats which would take account of local circumstances. We recommend that you remove the element of the policy identifying a maximum density and either rely on the Local Plan Policy 23 or insert wording such as:</p> <p><i>‘The density of the development should be informed by local circumstances and site constraints, including the required housing mix, and the need to protect or enhance the local environment, Areas of Outstanding Natural Beauty, heritage assets, and important landscape, habitats and townscape.’</i></p> <p>d.</p>		

SCNP Policy	ID	No	Para in WNP	Comment	Action	Change Required / Comment
				<p>Have you considered specifically identifying important views? As currently worded this criterion is overly restrictive and could be worded to be more positive, wording such as:</p> <p><i>'Development should preserve or enhance the local character of the landscape and not have an unacceptable impact on important views.'</i></p> <p>Charlton, South East, North West and West Wantage Character Areas</p> <p>a. Development can only mitigate its own impact. Future development cannot be expected to mitigate existing/past development. Therefore, this criterion should be refocused to be more positive and supporting the delivery of sufficient amenity open space more generally. Development Policy 33: Open Spaces in the Local Plan Part 2 sets out how proposals for major residential development will be required to provide or contribute towards safe, attractive and accessible open space in accordance with the standards set out in the Plan. Also worth keeping in mind is the Vale of White horse Design Guide (available here), which is a document which goes into detail regarding amenity provisions, principle DG63 addresses amenity and principle DG18 looks at open space.</p> <p>b. Core Policy 4 of the Local Plan Part 1 sets out that there is a presumption in favour of sustainable development within the existing built area of Market Towns, which includes Wantage. Therefore the reference to 'infill' should be deleted from this criterion.</p> <p>c. My comments relating to criterion b of Charlton Village Conservation Area apply here.</p> <p>South West Wantage Character Area</p>		

SCNP Policy	ID	No	Para in WNP	Comment	Action	Change Required / Comment
				<p>We recommend you replace ‘only be permitted’ with ‘<i>be supported</i>’. This is something which examiners have picked up on in the past.</p> <p>b. This criterion is overly restrictive and in conflict with Core Policy 4 of the Local Plan Part 1. Core Policy 4 sets out that there is a presumption in favour of sustainable development within the existing built area of Market Towns. The adopted Policies Map (available here) identifies the development boundary for Wantage. The South West Wantage Character Area as shown on Policy Map 1 of the Neighbourhood Plan, includes some areas within the built-up area and some areas within the countryside. Whilst character areas can be a useful tool to identify certain similar features and encouraging appropriate design, using it to restrict development in this way is not appropriate. For these reasons we recommend this criterion is deleted.</p> <p>c. My comments relating to criterion d of Charlton Village Conservation Area apply here.</p> <p>d. My comments relating to criterion b of Charlton Village Conservation Area apply here.</p>		
Policy 4: Design – Character Areas	Vale of White Horse DC	13.	Para 4.4.2 Pg 17	The comments above will have consequential changes on the supporting text. We would advise that final sentence of this paragraph is deleted as it does not accurately reflect the decision making process.	Amend text	Comments noted. Supporting text will be amended.
Policy 5: Design – Housing Types	Vale of White Horse DC	14.	Pg 18	To better reflect the decision making process, in the second paragraph rather than ‘provided they accord with the design principles of the Development Plan’ we would suggest you use ‘ <i>provided they are in accordance with the development management policies of the development plan</i> ’.	Amend text	Comments noted. Policy will be amended.

SCNP Policy	ID	No	Para in WNP	Comment	Action	Change Required / Comment
Policy 6: Green Infrastructure Network	Vale of White Horse DC	15.	Pg 19	<p>The first paragraph of this policy is more like supporting text, discussing what the Neighbourhood Plan will do, rather than providing a policy position on the matter. Brightwell cum Sotwell in South Oxfordshire were successful in introducing a green heart policy, Policy BCS8, which contains similar themes, we would suggest that you consider using similar wording to this:</p> <p><i>'The Neighbourhood Plan identifies a Green Infrastructure Network, as shown on Map XX.</i></p> <p><i>Development proposals on land that lies within the Green Infrastructure Network will be supported where they:</i></p> <p><i>i. Demonstrate how they sustain or enhance the visual characteristics, the function and biodiversity of the land; and</i></p> <p><i>Have regard to how their landscape schemes, layouts, access and public open space provision and other amenity requirements may contribute to the maintenance and improvement of the Network.'</i></p>	Amend text	Comments noted. Policy will be amended.
Policy 6: Green Infrastructure Network	Vale of White Horse DC	16.	Pg 20	Does this map need updating? As it is dated September 2015 it might need refreshing.	Amend text	Comments noted. Plan D will be updated.
Policy 6: Green Infrastructure Network	Vale of White Horse DC	17.	Pg 22	Does this map need updating? As it is dated September 2015 it might need refreshing.	Amend text	Comments noted. Plan E will be updated.
Policy 7: Green Infrastructure	Vale of White Horse DC	18.	Pg 23	The first paragraph of this policy is overly restrictive in its approach to require proposals to actively enhance the Brook. Development Policy 30: Watercourses in the Local Plan Part 2 states, 'development of land that contains or is adjacent to a watercourse will only	Amend text	Comments noted. Policy will be amended.

SCNP Policy	ID	No	Para in WNP	Comment	Action	Change Required / Comment
re – Letcombe Brook				<p>be permitted where it would not have a detrimental impact on the function or setting of the watercourse or its biodiversity, or the detrimental impact can be appropriately mitigated’.</p> <p>Paragraph 170d of the NPPF states that planning policies should contribute to and enhance the natural and local environment by:</p> <p>‘minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures’</p> <p>Taking into account the national and local policy position regarding this matter, we suggest the first paragraph of this policy is replaced with something better aligned to these, we recommend:</p> <p><i>‘As appropriate to their scale and nature new development proposals should minimise impacts on and provide net gains for the biodiversity value of the Letcombe Brook.’</i></p> <p>i.</p> <p>Core Policy 46 of the local Plan Part 1 states that ‘development that will conserve, restore and enhance biodiversity in the district will be permitted’. Currently the criterion covers the biodiversity, landscape and recreational value of the Brook. The policy could be more effective if you split these elements up. So that the policy is consistent with Core Policy 46, it could be amended to say:</p> <p><i>‘Conserve, restore and enhance the biodiversity of the Letcombe Brook and its tributaries...’</i></p>		

SCNP Policy	ID	No	Para in WNP	Comment	Action	Change Required / Comment
				<p>You could then add criterion addressing the landscape and recreational value of the area, keeping in mind that the policy considerations may be different. For example, Core Policy 44: Landscape of the Local Plan Part 1, sets out, 'key features that contribute to the nature and quality of the Vale of White Horse District's landscape will be protected from harmful development and where possible enhanced, in particular: i. Features such as trees, hedgerows, woodlands, field boundaries, watercourses and water bodies...'. Therefore, taking account of Core Policy 44, the wording for this would need to say:</p> <p><i>'The landscape of the Letcombe Brook should be protected from harmful development and where possible enhanced.'</i></p> <p>ii.</p> <p>Supporting paragraph 3.246 relating to watercourses of the Local Plan Part 2 says that proposals should include long term management plans for the buffer zone which retain and enhance its biodiversity value. As this is not a policy requirement in the Local Plan, we recommend that it is moved to the supporting text.</p> <p>iv.</p> <p>As the 'Letcombe Brook – Planning Guidance for landowners and developers' is not a document which has been examined development proposals only need to have regard to it. We therefore recommend 'Be in accordance with', is replaced with '<i>Have regard to</i>'.</p>		
Policy 7: Green Infrastructure – Letcombe Brook	Vale of White Horse DC	19.	Para 4.7.2 Pg 23	To more accurately reflect the process, we recommend 'determined' is replaced with ' <i>considered</i> '.	Amend text	Comments noted. Paragraph 4.7.2 will be updated and incorporated in Policy 7.

SCNP Policy	ID	No	Para in WNP	Comment	Action	Change Required / Comment
Policy 8: Green Infrastructure – Local Green Spaces	Vale of White Horse DC	20.	Pg 25	<p>Have all landowners been consulted on the proposal to designate? Landowners need to be informed of the proposal to design their land prior to the Regulation 14 consultation.</p> <p>Following the list of locations, we recommend the following wording is inserted:</p> <p><i>‘New development will not be supported on land designated as Local Green Space unless in very special circumstances.’</i></p> <p>b. Betjeman Millennium Park</p> <p>The map on page 57 should exclude any area not to be included in the designation. Currently the text sets out how a 2 metre strip is to be set aside, however the boundary is still drawn to include this. To avoid any confusion, the boundary should be drawn to only include the area where the designation will apply.</p> <p>Further comments on the Green Spaces are provided later on.</p>	Amend text	Comments noted. Policy will be amended.
Policy 8: Green Infrastructure – Local Green Spaces	Vale of White Horse DC	21.	Para 4.8.1 Pg 25	The relevant NPPF paragraphs which contain the tests for Local Green Space designations are now 99 – 101.	Amend text	Comments noted. Supporting text will be amended.
Policy 8: Green Infrastructure – Local Green Spaces	Vale of White Horse DC	22.	Pg 26	Could this map be updated to be clearer and more accurately reflect the proposed designations?	No change	Comments noted. The Wantage Local Green Spaces map (Plan F) is considered to be acceptable and meet its purpose.

SCNP Policy	ID	No	Para in WNP	Comment	Action	Change Required / Comment
Policy 10: Community Facilities	Vale of White Horse DC	23.	Pg 29	<p>Planning obligations assist in mitigating the impact of unacceptable development to make it acceptable in planning terms. Planning obligations may only constitute a reason for granting planning permission if they meet the tests that they are necessary to make the development acceptable in planning terms. They must be:</p> <ul style="list-style-type: none"> - Necessary to make the development acceptable in planning terms; - Directly related to the development; and - Fairly and reasonably related in scale and kind to the development. <p>These tests are set out as statutory tests in regulation 122 and as policy tests in the NPPF. These tests apply whether or not there is a levy charging schedule for the area.</p> <p>This policy would not meet the tests set out above and we recommend that policy is turned into a community aspiration, with the first paragraph deleted and the list identifying the key projects retained as an aspiration. We note paragraph 5.3.1 later in the plan contains a list of projects for investment, which the projects in this policy could be added to.</p> <p>Guidance on the Community Infrastructure Levy is available (link here). It provides some guidance to clarify what neighbourhood funding can be spent on.</p>	Delete policy	Comments noted. Policy will be deleted and a list of Community Aspirations will take its place.
Policy 11: Community Assets	Vale of White Horse DC	24.	Pg 30	<p>Development Policy 8: Community Services and Facilities in the Local Plan Part 2 states:</p> <p>'Development proposals that would result in the loss of existing community facilities and services, including village and community halls, will only be supported where it can be demonstrated that:</p>	Amend text	Comments noted. Policy will be amended.

SCNP Policy	ID	No	Para in WNP	Comment	Action	Change Required / Comment
				<p>iv. it would lead to the significant improvement of an existing facility, or the replacement of an existing facility equally convenient to the local community it serves and with equivalent or improved facilities</p> <p>v. the facility is no longer economically viable for the established use, or there is a suitable and sustainable alternative that is located nearby, and</p> <p>vi. the facility is no longer required.'</p> <p>The Neighbourhood Plan policy 11 only touches on financial viability and is therefore overly restrictive. The policy should be amended to include the considerations listed in Policy 8, iv and vi, namely the significant improvement or replacement of an existing facility and the facility not being required.</p>		
Policy 11: Community Assets	Vale of White Horse DC	25.	Para 4.11.3 Pg 30	The supporting text makes clear that this policy is intended to apply to Assets of Community Value. This does narrow the scope of the policy and we would just like to point out that Development Policy 8 in the Local Plan provides a level of protection to all community facilities, including Assets of Community Value. Currently the first element of your policy which seeks to give a level of protection to Assets of Community Value is not adding any local detail and is effectively repeating the Local Plan policy. Where your policy/plan could add local detail, is through identifying community facilities in the neighbourhood plan.	Amend text	Comments noted. Supporting text will be amended.
5.Implementation	Vale of White Horse DC	26.	Para 5.3.3 Pg 32	Suggest this paragraph is deleted considering the recommendations above.	Delete paragraph	Comments noted. Paragraph will be deleted.
5.Implementation	Vale of White Horse DC	27.	Para 5.3.4 Pg 32	Think the paragraph number reference in the text needs updating to 5.3.1.	Amend text	Comments noted. Paragraph 5.3.4 will be amended.

SCNP Policy	ID	No	Para in WNP	Comment	Action	Change Required / Comment
5.Implementation	Vale of White Horse DC	28.	Para 5.5.1 Pg 33	Reference to the emerging Local Plan needs updating.	Amend text	Comments noted. Paragraph 5.5.1 will be amended.
5.Implementation	Vale of White Horse DC	29.	Para 5.6.1 Pg 34	When it states 'notwithstanding the special designation applied to land for schools by National Planning Policy Framework', it not clear what you are referring to here? Please can you clarify.	No change	Comments noted. This part refers to paragraph 99 of the NPPF, which highlights that Local Planning Authorities should take a proactive and positive approach when dealing with such types of development to ensure that a sufficient choice of school places is available to meet local needs.
Community Assets	Vale of White Horse DC	30.	Para 5.9.1 Pg 36	'Affordable housing' would not fall within the definition of community assets.	Amend text	Comments noted. Definition will be updated to reflect the exact wording provided in the latest version of the NPPF
6.Policies Maps	Vale of White Horse DC	31.	Pg 39	The Policy 1 Town Centre Policy Area does not match the Town Centre Policy Area identified in the Adopted Policies Map for the Local Plan. Please update the map.	Update Map	Comments noted. Map will be updated.
7.Glossary of Terms	Vale of White Horse DC	32.	Pg 40	We would recommend you use the definition from the NPPF: 'Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:	Amend text	Comments noted. Definition will be updated to reflect the exact wording provided in the latest version of the NPPF

SCNP Policy	ID	No	Para in WNP	Comment	Action	Change Required / Comment
				<p>a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government’s rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).</p> <p>b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household’s eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.</p> <p>c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place</p>		
Policy 1: Town Centre Policy Area	East Hendred Parish Council	33.	Pg 11	East Hendred Parish Council welcomes support for a varied local retail offering in Wantage. Wantage is our nearest shopping centre and the most easily accessed by public transport from the village.	No change	Comments noted. Thank you.

SCNP Policy	ID	No	Para in WNP	Comment	Action	Change Required / Comment
Policy 2: Protection of Employment Sites	East Hendred Parish Council	34.	Pg 13	East Hendred Parish Council welcomes support for a greater employment opportunity in our area which will benefit residents in East Hendred seeking work locally.	No change	Comments noted. Thank you.
Policy 3: Design – General Principles	East Hendred Parish Council	35.	Pg 14	EHPC welcomes the proposals to expand cycle routes and we would like to see a clear intention that they should connect to cycle routes outside the plan area, such as the Icknield Greenway route to East Hendred and Harwell campus.	No change	Comments noted. Thank you.
Policy 4: Design – Character Areas	East Hendred Parish Council	36.	Pg 16	EHPC welcomes this protection of the character and look of Wantage.	No change	Comments noted. Thank you.
Policy 5: Design – Housing Types	East Hendred Parish Council	37.	Pg 18	EHPC welcomes the focus providing housing types to meet local needs.	No change	Comments noted. Thank you.
Policy 6: Green Infrastructure Network	East Hendred Parish Council	38.	Pg 19	EHPC welcomes this strategic view of green infrastructure and cycle routes including links to the Icknield Greenway route. We do have concerns that routes are classed by how hard they are to achieve rather than by how strategically important they are. In particular at least one section of the most direct routes from all directions into the town centre classed as “more challenging / speculative”. We recommend including some prioritization of which routes are most important to accessing facilities, alongside classing the routes by the level of work required to achieve them.	No change	Comments noted. Thank you.

SCNP Policy	ID	No	Para in WNP	Comment	Action	Change Required / Comment
Policy 7: Green Infrastructure – Letcombe Brook	East Hendred Parish Council	39.	Pg 23	EHPC welcomes support and protection for this important space for nature in the area.	No change	Comments noted. Thank you.
Policy 8: Green Infrastructure – Local Green Spaces	East Hendred Parish Council	40.	Pg 25	EHPC welcomes protection for local green spaces in Wantage.	No change	Comments noted. Thank you.
Policy 9: Manor Road Memorial Recreation Ground	East Hendred Parish Council	41.	Pg 28	EHPC strongly welcomes this policy to consider the cumulative impact of the housing applications on overall capacity for all local services and infrastructure and ensure that sufficient water / sewage / transport / health facilities will be available in a timely manner. We would like to see this policy strengthened to make it clear that this is something that must be considered for the whole catchment area of facilities. Neighbouring villages are also reliant on and strongly impacted by the availability of local infrastructure, particularly health and education facilities, and increased housing in villages also adds to the pressures on these services.	No change	Comments noted. Thank you.
Community Aspiration: Community Facilities	East Hendred Parish Council	42.	Pg 32	EHPC welcomes this protection and support for designated community assets.	No change	Comments noted. Thank you.
5: Implementation	East Hendred Parish Council	43.	Para 5.5.3 Pg 35	EHPC supports this in an expanded form that includes connecting housing in Wantage and villages to employment centres, and also to key facilities like healthcare, shops and other services.	No change	Comments noted. Thank you.

SCNP Policy	ID	No	Para in WNP	Comment	Action	Change Required / Comment
General	District Councillor representing parishes to the west of Wantage	44.	N/A	The west and east edges of the parish town border green and currently undeveloped parts of adjacent parishes. It is stated that it is important to preserve the setting of Wantage in a rural landscape. However, if development takes place in these parishes immediately adjacent to Wantage the rural setting will disappear. I assume that there is little can be done about that from the point of view of Wantage but the rural views into and out of Wantage (Policy 3) are deemed to be important which must be preserved and respected. It is difficult to see how this can be done other than liaising with adjacent parishes.	No change	Comments noted.
Policy 4: Design – Character Areas	District Councillor representing parishes to the west of Wantage	45.	Pg 16	Policy 4. It is unclear where south east Wantage is and I assume this is the part of the town sitting in the AONB. It is regarded as important to preserve the natural landscape but it may be equally important to do so in north west Wantage where the views across the Vale are stunning.	Amend text	Comments noted. For the purposes of clarity, policy text will be amended.
Policy 6: Green Infrastructure Network	District Councillor representing parishes to the west of Wantage	46.	Plan D Pg 21	Page 21. Plan D. It is unclear what the potential green links are.	Amend Plan	Comments noted. For the purposes of clarity, the Wantage Green Infrastructure Concept Map will be amended.
General	District Councillor representing parishes to the west of Wantage	47.	N/A	I spotted a couple of typos: p.11 4.0.6. Line 3 conserveand p.33 5.4.1. and 5.4.2. Check layout/spacing.	Amend text	Comments noted. Supporting text will be amended.

SCNP Policy	ID	No	Para in WNP	Comment	Action	Change Required / Comment
Policy 7: Green Infrastructure – Letcombe Brook	Representative of the Letcombe Brook Project	48.	Pg 23	4.7.3 – should read “The water vole is the UK’s fastest declining species (not most endangered species, this is not factually correct).	Amend text	Comments noted. Supporting text will be amended.
Appendix 1	Representative of the Letcombe Brook Project	49.	Pg 47	Appendix 1, Introduction, Paragraph 4 (Pg 47) - the same correction is needed.	Amend text	Comments noted. Text in Appendix 1 will be amended.
Policy 8: Green Infrastructure – Local Green Spaces	Representative of the Letcombe Brook Project	50.	Pg 25	Policy 8 iv. Should read “Letcombe Brook Wildlife Corridor”	Amend text	Comments noted. Fourth bullet point will be will be amended.
Appendix 1	Representative of the Letcombe Brook Project	51.	Pg 46	Appendix 1 Planning Guidance, Paragraph 1 (Pg 46) – change wording to “This guidance is for developers and landowners whose land adjoins the Letcombe Brook and its tributaries, Manor Road Springs and Humber Ditch. The rest of the document refers to both tributaries so I assume it was just left out by mistake here?”	Amend text	Comments noted. Text in Appendix 1 will be amended.
Appendix 1	Representative of the Letcombe Brook Project	52.	Pg 50	River Ecology, (Pg 50)- Delete point 5 (confusing/incorrect statement) and replace with “Appropriate bank side management will prevent loss of riparian habitat by overshadowing and/or crowding out by unmanaged bankside trees, scrub or brambles or the loss of riparian habitat due to “gardening” right to the waterline. Riparian vegetation is critical in providing habitat for wildlife but also in protecting riverbanks from erosion and improving water quality.”	Amend text	Comments noted. Text in Appendix 1 will be amended.

SCNP Policy	ID	No	Para in WNP	Comment	Action	Change Required / Comment
Policy 6: Green Infrastructure Network	Representative of the Letcombe Brook Project	53.	Para 4.6.3 Pg 21	<p>4.6.3 Accessible Natural Green Space Standards – these are mentioned but there is no comment on whether Wantage Parish meets these targets – does it? If not what policy is in place to increase the amount of greenspace and ensure those standards are met in the future?</p> <p>With the current climate and ecological crisis I believe this plan should contain a policy to ensure natural green space is managed in such a way as to support and improve biodiversity, not just to provide large areas of amenity grassland. Our ever declining and more pressured greenspace needs to provide something for both people and wildlife. At present most provide little for wildlife as they are overmanaged by repeated mowing during the growing season. Such overmanaged greenspace and verges cannot act as wildlife corridors for most species and support little in the way of biodiversity – the balance needs to change and this is an opportunity to support and highlight that change. Furthermore, attempts to link areas of good habitat will fail if those new green corridors are not managed in such a way that allows a wide range of species to use them.</p> <p>There appears to be no policies to reflect those included in VWHDC Local Plan 2031 as indicated below:</p> <p>VWHDC Policy 45- Green Infrastructure</p> <p>A net gain in Green Infrastructure, including biodiversity, will be sought either through on-site provision or off-site contributions and the targeted use of other funding sources. A net loss of Green Infrastructure, including biodiversity, through development proposals, will be resisted.</p> <p>Including - Opportunities to incorporate biodiversity in and around developments will be encouraged. Biodiversity offsetting will be considered as a means of compensating for loss of biodiversity only where avoidance and on-site mitigation have been discounted as options.</p> <p>Policy 46 - Conservation and Improvement of Biodiversity</p> <p>Development that will conserve, restore and enhance biodiversity in the district will be permitted. Opportunities for biodiversity gain, including the connection of sites, large-scale habitat restoration, enhancement and habitat re-creation will be actively sought,</p>	Amend text	Comments noted. Policy 6 will be amended accordingly to reflect the proposed changes.

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				<p>with a primary focus on delivery in the Conservation Target Areas. A net loss of biodiversity will be avoided.</p> <p>Development likely to result in the loss, deterioration or harm to habitats or species of importance to biodiversity or of importance for geological conservation interests, either directly or indirectly, will not be permitted unless: i. the need for, and benefits of, the development in the proposed location outweighs the adverse effect on the relevant biodiversity interest; ii. it can be demonstrated that it could not reasonably be located on an alternative site that would result in less or no harm to the biodiversity interests; and iii. measures can be provided (and are secured through planning conditions or legal agreements), that would avoid, mitigate against or, as a last resort, compensate for, the adverse effects likely to result from development. The habitats and species of importance to biodiversity and sites of geological interest considered in relation to points i) to iii) comprise: • Sites of Special Scientific Interest (SSSI) • Local Wildlife Sites • Local Nature Reserves • Priority Habitats and species listed in the national and local Biodiversity Action Plan • Ancient Woodland and veteran trees • Legally Protected Species • Locally Important Geological Sites The level of protection and mitigation should be proportionate to the status of the habitat or species and its importance individually and as part of a wider network.</p> <p>It is recognised that habitats/areas not considered above (i.e. Nationally or Locally designated and not priority habitats) can still have a significant biodiversity value within their local context, particularly where they are situated within a Conservation Target Area and/or they have good potential to be restored to priority habitat status or form/have good potential to form links between priority habitats or act as corridors for priority species. These habitats will be given due weight in the consideration of planning applications. If significant harm to these sites cannot be avoided (through locating on an alternative site with less harmful impacts) it will be expected that mitigation will be provided to avoid a net loss in biodiversity or, as a last resort, compensation will be required to offset the impacts and achieve a net gain in biodiversity.</p> <p>Policy Suggestions: Demand that developers incorporate simple, cheap and effective biodiversity measures in new build developments.</p>		

SCNP Policy	ID	No	Para in WNP	Comment	Action	Change Required / Comment
				<p>Despite the fact that many small scale, relatively cheap interventions (such as bat and swift bricks, native planting, hedgehog highways) can and should be incorporated into new builds these opportunities are still being missed and are more expensive to retrofit. An excellent Biodiversity Toolkit has been created by Centre for Ecology and Hydrology (CEH).</p> <p>Often non-native species are used for planting which provide less value to support biodiversity. The use of native (not laurel!) hedging rather than close boarded fencing wherever possible on new developments would be a vast improvement and should be sought wherever possible.</p>		
General	Pye Homes	54.	N/A	<p>Pye Homes welcomes the opportunity to comment on the draft Neighbourhood Plan. Indeed, Pye Homes broadly supports the vision and objectives identified in the draft Plan.</p>	No change	Comments noted. Thank you.
General	Pye Homes	55.	N/A	<p>However, we wish to make the following specific comments with reference to land to the west of Chain Hill.</p> <p>Firstly, the site to which these representations relate doesn't benefit from any public rights of way and is located between and adjacent to the Chain Hill/B4494, Manor Road Memorial Recreation Ground, Wantage Church of England Primary School. As such, the site has the ability to positively facilitate the objectives of the draft Neighbourhood Plan by delivering material benefits in conjunction with residential-led development, these include but are not limited to:</p> <ol style="list-style-type: none"> 1. The ability to facilitate improvements of pedestrian and cycle connectivity to the Manor Road Memorial Recreation Ground; 2. Replace and enhance the existing sub-standard vehicular access arrangements to Wantage Cemetery and B4494; and 3. Improve pedestrian and cycle connectivity to Wantage Church of England Primary School. 	No change.	Comments noted. This is a non-allocating NP and therefore the appropriate forum for policy discussion about potential housing allocation sites would be with the Vale of White Horse District Council as part of the emerging Joint Local Plan, and not through this NP process. As a result the NP will not seek to identify or favour specific sites.

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Policy 8: Green Infrastructure Network	Pye Homes	56.	Pg 27	<p>Secondly, Policy 8 proposes the establishment of the Wantage Green Infrastructure Network around and within the town of Wantage, as shown on the Policies Maps on pages 47-49. The policy goes on to state:</p> <p><i>The Network comprises a variety of green infrastructure assets, including Letcombe Brook and its tributaries, Betjeman Millennium Park, informal open space and Local Green Spaces, allotments, playing fields, landscaped noise attenuation buffers, assets of biodiversity value, children’s play areas, canal corridors, footpaths, bridleways and cycleways</i></p> <p>Plan D (Wantage Green Infrastructure Concept Map) on page 28 appears to suggest land to the west of Chain Hill is part of the Wantage Green Infrastructure Network, however, the Policies Maps shown on pages 47-49 do not appear to be consistent.</p>	Amend Policy	Comments noted. Policy 8 will be revised to ensure general conformity with the relevant paragraphs of the NPPF and adopted Local Plan policies.
Policy 10: Green Infrastructure – Chain Hill Special Landscape Area	Pye Homes	57.	Pg 33	<p>Policy 10 of the draft Neighbourhood Plan seeks to designate the site as a landscape of special character and, as a result, the policy states proposals should ‘respect this special character’ and ‘proposals that adversely affect this special character will be resisted’. However, when reading the supporting text to Policy 10, it is unclear whether the intentions of the policy are seeking to restrict development across the site in its entirety or simply mimic the requirements of paragraph 176 of the National Planning Policy Framework (NPPF).</p> <p>The Planning Practice Guidance (PPG) states a policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared (Paragraph: 041 Reference ID: 41-041-20140306). No evidence has been presented to substantiate Policy 8 or 10, its supporting text or the contrived boundaries defined on the policies map on page 49 of the Neighbourhood Plan. The policies are not supported by robust evidence to provide justification for why such restrictive policies should be applied to the</p>	Delete Policy	Comments noted. Policy will be deleted.

SCNP Policy	ID	No	Para in WNP	Comment	Action	Change Required / Comment
				<p>site, nor why the site is particularly important or distinct from the surrounding land in landscape or settlement character for such a restrictive designation.</p> <p>Furthermore, if the Policy 10 were to become part of the development plan, the effect would be to create uncertainty and ambiguity for the decisionmaker due to its wording and the conflict with criteria-based approach in Core Policy 44 and Development Policy 29. Policy 10 would simply frustrate the operation of DP29 which requires a balanced and objective assessment of a proposals impact to be weighed against the strategic development needs of the District.</p>		
General	Local Resident #1	58.	Plan E Pg 22	<p>We live in Grove but do almost all our shopping in Wantage. Our route includes the cycle path alongside the A338 between Grove and Wantage, so we are pleased to see that there will be a (hopefully!) safe crossing point on the Eastern Link Road (near the Mably Way roundabout) requiring only a minor detour. Once we reach the traffic lights at the junction with Harcourt Way we either:</p> <ol style="list-style-type: none"> 1. continue straight on to the Sainsbury's Garage roundabout, usually stopping at Humber Close to push our bikes along the narrow pavement up to the pelican crossing at the top of Grove Street; 2. detour via Hampden Close and Foliat Drive to the pelican crossing at the top of Grove Street. <p>Neither route is satisfactory: (1) is dangerous, involving cycling along a busy main road that is narrow in places; (2) is hilly and takes longer to cycle.</p> <p>Therefore, we are pleased to see the new proposed route from the pelican crossing near Autotype, along Adkin Way to the Kings Park shopping area, avoiding major roads (Route 1 on Plan E: Wantage Proposed Cycle Routes). At present this route peters out at the southern end of Adkin Way, and we trust that an off-road connecting route through to Kings Park can be established a.s.a.p.</p>	No change	Comments noted. Thank you.

SCNP Policy	ID	No	Para in WNP	Comment	Action	Change Required / Comment
				<p>We are delighted to see that there will be a cycle path alongside the Eastern Link Road and hope that safe cycle/walking routes connecting Kingsgrove to Wantage town centre and Grove can be established (Routes 2, 3 &4 on Plane E). Finally, an 'Old canal greenway' (Route 8) would be nice, but care should be taken to ensure that cyclists and pedestrians are safely separated.</p>		