



LONG WITTENHAM

NEIGHBOURHOOD DEVELOPMENT PLAN

Consultation Statement

Status: Submission

22 February 2017

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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. These require that when a qualifying body submits a neighbourhood development plan to the local planning authority it must also provide a Consultation Statement. Part 5 of the Regulations sets out what a Consultation Statement should contain:

- details of the people and bodies who were consulted about the proposed neighbourhood plan and explanation of how they were consulted
- a summary of the main issues and concerns raised by the people consulted
- a description of how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood plan

1.2 This Consultation Statement sets out:

- the background to preparation of the Plan;
- a summary of the engagement and consultation that has helped to shape and inform preparation of the Plan;
- details of those consulted about the Plan at the various stages of plan preparation and the extent to which efforts were made to ensure the Plan was prepared with support and input from the local community; and
- a description of the changes made to policies as the Plan emerged in response to consultation, engagement and critical review.

1.3 The process and techniques involved in seeking community engagement and preparing the Submission Draft Plan were appropriate to the purpose of the Plan. The extent of engagement is considered by the Steering Group to fulfil the obligations set out in the Regulations. The Consultation Statement supports and describes the process of plan making as envisaged through the Localism Act 2011 and the associated Regulations, and sets out how it has been applied in Long Wittenham. This has improved the Plan and ensured that it best meets community expectations and the aspirations of Long Wittenham Parish Council.

## 2. Approach to consultation

2.1 The aims of the Long Wittenham Neighbourhood Plan consultation process were:

- 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 ensure that consultation events took place at critical points in the process where decisions needed to be taken;

- To engage with as wide a range of people as possible, using a variety of approaches and communication and consultation techniques; and
- To ensure that results of consultation were fed back to local people and available to read via the LWNDP website as soon as possible after the consultation events.

2.2 The steering group worked to a consultation strategy which included a plan of consultation activities (see Appendix A).

### **3. Consultation and engagement**

3.1 A section of the village's website was set up to ensure that documents relating to the Neighbourhood Plan process and updates on process were accessible to all. The parish newsletters that are distributed monthly to every household reported on Neighbourhood Plan progress. A neighbourhood plan survey went to every household in May 2015.

3.2 The steering group also held open meetings to involve and seek feedback from the whole village at key stages:

- an initial launch in September 2014 for ideas of what should be included in the Plan;
- a village meeting in July 2015 to report on the survey results;
- a village meeting in October 2015 to report on the sustainability appraisal scoping stage and invite comments on the scoping report;
- a village meeting in February 2016 to request feedback on the aim and objectives of the neighbourhood plan; and
- a village meeting in April 2016 to request comments on emerging NDP options;
- a village meeting in June 2016 to present revisions made to the NDP following the April 2016 meeting and a presentation by the appointed developer of the sites if the NDP is passed
- a village meeting in July 2016 to present and request feedback on the pre-submission documents.
- a village meeting in January 2017 to present and request feedback on the amended pre-submission documents.

Details of the events and activities, how many people participated and what was discussed are documented in Appendix B.

#### **Consultation on the designated neighbourhood plan area**

3.2 At its meeting on 8th May 2014, Long Wittenham Parish Council agreed to start the process to create a Neighbourhood Plan. This decision was in response to earlier consultation carried out for the Community Led Plan 'Wittenham Vision' which was completed in 2010. Wittenham Vision identified a number of activities and projects that residents carried out, and support for doing a Neighbourhood Plan to help to achieve outcomes relating to spatial development.

3.3 On 26<sup>th</sup> May 2014, the parish council applied to have most of the parish designated as the neighbourhood plan area, but excluding a strategic allocation in the core strategy, known as

Didcot North East. South Oxfordshire District Council consulted on the neighbourhood plan area and received responses from Scottish and Southern Electric, Aylesbury Vale District Council, Highways Agency and The Coal Authority, Natural England, Network Rail, English Heritage, The University of Reading, Oxfordshire County Council, and The Vale of White Horse. Full versions of the responses can be viewed on the South Oxfordshire District Council website. These responses helped to inform the scoping report for the neighbourhood plan, including signposting to helpful sources of information and reference to several documents that were consequently added to the list of relevant policies and programmes: Historic England National Heritage Protection Plan overview 2012/13; The emerging Vale of White Horse Local Plan 2031; and the emerging Science Vale Action Plan.<sup>1</sup> On 26 September 2014 the Head of Planning at South Oxfordshire District Council designated the 'Long Wittenham Neighbourhood Area'.

### **Consultation on issues and themes for the Neighbourhood Plan**

- 3.4 The steering group held an open meeting on 25<sup>th</sup> September 2014 at the very start of the process just before formal designation of the neighbourhood plan area by South Oxfordshire District Council. At this meeting, the steering group explained the parish council's thinking on why a Neighbourhood Plan was needed, based on responses to the Wittenham Vision consultation. 23 residents gave their views on key issues and themes for the village through a post-it note exercise on big sheets of paper around the room. This informed emerging ideas about what the Long Wittenham Neighbourhood Plan might seek to achieve.
- 3.5 The steering group developed a survey with the help of Community First Oxfordshire. This combined a housing needs survey with more general questions about opinions on housing development, living and working in Long Wittenham, and specific ideas from earlier consultation such as a community hub and a circular walk. The survey was distributed to all households and completed by 194 residents (55% response). The steering group held a village meeting in July 2015 to report on the survey results, answer questions about the process and invite further input from residents.

### **Community engagement to produce the sustainability appraisal evidence base**

- 3.6 10 steering group members contributed to compiling local evidence for the Sustainability Appraisal scoping report. In addition to the statutory consultees, a number of residents commented on the evidence base during the consultation on the scoping report. Comments and questions on the sustainability appraisal scoping were also encouraged at an open meeting in October 2015. As a result of comments from local people, further evidence was sought and changes were made to the scoping report on traffic, archaeology and the character of the village. These comments and the changes made are documented in the Environmental Report Appendix A - Sustainability Issues, together with the comments from the statutory consultees.

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<sup>1</sup> The complete list of relevant plans and programmes is documented in the Environmental report Appendix 4.

### **Consultation on developing the vision, aim and objectives**

- 3.7 The initial aim for Long Wittenham's Plan came from consultation on the Community Led Plan, 'Wittenham Vision' that was published in 2011 (that is, building a new village hall, pre-school and shop- 'the community hub' on one site and enhancement of leisure facilities. The addition of a new school to the hub emerged during further development work of the Vision). This was further tested in the LWNDP survey in 2015 and in open meetings which showed broad support for what the steering group was proposing and that it reflected local peoples' views, hopes and aspirations.
- 3.8 The Plan steering group met in November 2015 to discuss aims and objectives for the Plan in light of the evidence gathered in the scoping stage. These were refined over the following 6 months as steering group discussions continued. The steering group held an open meeting in February 2016 to request feedback on the aim and objectives that had been drafted for the neighbourhood plan. These were endorsed following debate and discussion among 46 residents. Further refinements of proposals were presented at meetings in April 2016 (59 attendees) and June 2016 (65 attendees) and this resulted in the draft NDP which was circulated for consultation. During the pre-submission consultation, the strategy for the Plan, aims and objectives were displayed alongside the NDP policies for comments and discussion among 95 residents.

### **Consulting on the issues and options**

- 3.9 The NDP was discussed at each parish council meeting. Councillors endorsed the strategy and objectives of the NDP. Between late January and late June 2016, a sub-group tested the suitability, availability and achievability of sites, the Plan objectives, alternative strategies for meeting the objectives, different ranges of housing numbers and emerging Plan policies. These were all tested against sustainability criteria set out in the Sustainability Appraisal scoping report.
- 3.10 The sub-group that did the testing was made up of four steering group members Peter Rose, Steve Brown, Jean Lisle and Barrie Henderson and an external advisor Fiona Mullins from Community First Oxfordshire. The assessments were presented to the full steering group for feedback. The assessment was recorded in the Environment Report showing the option development and testing process and how the preferred option was arrived at. This was made available on the website and at the 30<sup>th</sup> July 2016 village meeting.

### **Pre-submission consultation and publicity (regulation 14 consultation)**

- 3.11 The first pre-submission consultation ran from 8<sup>th</sup> July 2016 to 19<sup>th</sup> August 2016. Following discussion with the planning authority, substantial changes were made to the draft Plan so a second pre-submission consultation was conducted from 6 January 2017 to 16 February 2017. Publicity for the pre-submission consultation included posters advertising the village meeting, emails to residents, an article in the parish newsletter, a leaflet drop to all residents, material on the website, and village meetings (30<sup>th</sup> July 2016 and 19 January 2017).

3.12 Formal letters inviting comments on the pre-submission documents were posted or emailed to 38 consultees who we judged to have an interest in the Plan and also to all local groups and businesses in the village (see Appendix E). 11 respondents commented in response to the first pre-submission consultation and 11 responded to the second pre-submission consultation.

## **4. Summary of issues raised and changes to the Plan**

4.1 The changes made in response to comments made on the pre-submission Draft Plan (dated Dec 2016) are summarised in Appendix G.

## **5. Conclusions**

5.1 The pre-submission Plan is the outcome of over two years of community engagement in various forms. It comprises a set of locally specific planning policies intended to guide development management decisions on planning applications, so that they better reflect the community's expectations concerning controls and support for development in Long Wittenham.

5.2 We have received considerable support and guidance from many sources during the plan-making process. We are satisfied that the outcome from that support, and the manner in which community aspirations have been captured through the proposed planning policies, creates a neighbourhood plan which lends sufficient support to appropriate sustainable development proposals as they arise.

5.3 The Plan provides a set of planning policies that seek to support and guide decisions on sustainable development proposals. We believe that the draft Plan is a fair reflection of the views expressed by the local community throughout the various stages of plan preparation.

5.4 All legal obligations regarding the preparation of neighbourhood plans have been adhered to by the LWNDP Steering Group. The draft Plan is supported by a Basic Conditions Report and by this Consultation Statement both of which adequately cover the requirements set out in the Regulations. Long Wittenham Parish Council has no hesitation in presenting the Plan as a policy document that has the support of the majority of the local community who have been engaged in its preparation.

5.5 This Consultation Statement completes the range of tasks undertaken to demonstrate that publicity, consultation and engagement on the Plan has been meaningful, effective, proportionate and valuable in shaping the Plan which will benefit residents in the Long Wittenham Neighbourhood Plan Area by promoting sustainable development.



## Appendix A: LWNDP consultation strategy



### Neighbourhood Plan Consultation strategy

Objective: An NPD is a local consultative exercise during which residents have the opportunity to determine their vision and priorities for development in the village. The culmination of the exercise is a village referendum in which residents can vote to accept or reject the NDP. Thus all of the work that goes into the NDP needs to draw on local views and the steering group needs to keep residents involved and informed. From the outset community involvement need to be a priority with well-publicised public meetings.

#### Communication Tools

- Website
- Leaflets, posters
- Village newsletter
- Email lists
- Letters to statutory consultees and stakeholders
- Public meetings: public exhibitions, events and workshops, open days, focus groups
- Stall at village events: eg Annual Parish Meeting, village fete
- Written and/or online surveys
- Engagement methods: eg Community mapping, Planning for Real
- Social media: Facebook, Twitter
- Local media (press statements)
- Word of mouth

#### Plan of consultation activities

Stage	Purpose	Consultation method	Who to involve
Area designation	Confirm the area that the NDP policies will relate to.	Statutory consultation (6 weeks) by district council	Statutory consultees
Launch	Encourage volunteers, identify steering group members Set up website	Open meeting (2 hours, evening), widely publicised eg leaflets to every house, website, newsletter. Find a volunteer to keep the website updated	All residents Businesses Steering group
Scoping	Scoping the NDP vision and objectives	Working groups develop this based on residents' earlier input	Steering group or working groups
	Questionnaire: survey to every household Questionnaire results	Steering group designs, distributes and analyses questionnaire based on residents' earlier input Make a summary of results available on website, summarise in newsletter, and/or present at an open meeting.	All residents Businesses All residents Businesses
	SWOT (as part of developing baseline evidence)	Steering group brainstorms. Request feedback from residents at a later meeting.	Steering group or working groups
	Sustainability issues and challenges (leading to sustainability appraisal framework for the NDP)	Open meeting (2 hours, evening), widely publicised eg leaflets to every house, website, newsletter. - What are the sustainability objectives for the NDP?	All residents
	Test NP objectives against sustainability objectives	Steering group does this. Request feedback from residents at a later meeting.	Steering group
	Consult on SA scoping report	Statutory (6 weeks) and stakeholder consultation, invite feedback from locals via newsletter, website.	Statutory consultees, stakeholders All residents
Draft NDP	NDP objectives and options Draft NDP policies	A public exhibition/meeting to show the shortlist of sites and get feedback Presentation of the draft policies. Invite feedback	All residents, Stakeholders
Pre-sub	Pre submission SA/Env report and NDP		statutory consultation/stakeholders
Submission	Final NDP docs: statutory consultation		statutory consultation/stakeholders
Referendum	NDP referendum		All residents

Key	Essential/statutory	Recommended
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## Long Wittenham Neighbourhood Development Plan: Consultation Statement

### Plan of consultation activities

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Scoping	Scoping the NDP vision and objectives	Working groups develop this based on residents' earlier input	Steering group or working groups
	Questionnaire: survey to every household Questionnaire results	Steering group designs, distributes and analyses questionnaire based on residents' earlier input Make a summary of results available on website, summarise in newsletter, and/or present at an open meeting.	All residents Businesses All residents Businesses
	SWOT (as part of developing baseline evidence)	Steering group brainstorms. Request feedback from residents at a later meeting.	Steering group or working groups
	Sustainability issues and challenges (leading to sustainability appraisal framework for the NDP)	Open meeting (2 hours, evening), widely publicised eg leaflets to every house, website, newsletter. - What are the sustainability objectives for the NDP?	All residents
	Test NP objectives against sustainability objectives	Steering group does this. Request feedback from residents at a later meeting.	Steering group
	Consult on SA scoping report	Statutory (6 weeks) and stakeholder consultation, invite feedback from locals via newsletter, website.	Statutory consultees, stakeholders All residents
Draft NDP	NDP objectives and options  Draft NDP policies	A public exhibition/meeting to show the shortlist of sites and get feedback Presentation of the draft policies. Invite feedback	All residents, Stakeholders
Pre-sub	Pre submission SA/Env report and NDP		statutory consultation/stakeholders
Submission	Final NDP docs: statutory consultation		statutory consultation/stakeholders
Referendum	NDP referendum		All residents

Key	Essential/statutory	Recommended
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### Log of consultation responses

Maintain this log for all consultation, it is needed for your NDP documents.

Stage	Date	Respondent	Comment	How we addressed the comment
SA Scoping report		1		
		2		
		3		
		4		
Pre-submission NDP		1		
		2		
		...		

Plus records of engagement exercises at open events, summary reports, meeting notes, questionnaire summary report.

## Appendix B: Record of community involvement

Long Wittenham NDP Record of Community Involvement					
Date/Time	Purpose	Event Type	Numbers	Duration (hrs)	Estimated Person hrs
13 Aug 2014	Initial parish council steering group meeting	steering group	3	2	
31 Aug 2014	Steering group meeting	steering group	9	2	18
25 Sept 2014	Open meeting NDP launch	community engagement	24	2	48
16 Dec 2014	Steering group meeting	steering group	9	2	18
29 Jan 2015	SWOT analysis	steering group	13	2	26
May 2015	Article in Bridge (Parish magazine)	newsletter	most households (subscribers)		
12 May 2015	Questionnaire finalisation	steering group	8	2	16
May 2015	Questionnaire	community consultation	all households 194 responded	4 weeks	30
11 June 2015	Open meeting to report progress	community engagement		2	
1 Sept 2015	Review questionnaire results, finalise SA assessment objectives	steering group	10	2	20
1 Oct 2015	Open meeting, questionnaire results	community engagement	35	2	70
1 Oct to 16 Nov 2015	SA Scoping report	community consultation	all households, statutory consultees	6 weeks	
24 Nov 2015	NDP aims and objectives	steering group	9	2	18
6 Jan 2016	NDP aims and objectives	steering group	6	2	12
28 Jan 2016	Site assessment	sub committee	5	2	10
Feb 2016	Article in Bridge	newsletter	most households		
9 Feb 2016	Sustainability assessment	sub committee	5	2	10
16 Feb 2016	NDP objectives and draft policies	steering group	7	2	14
23 Feb 2016	Open meeting, NDP objectives	community engagement	46	2	92
1 March 2016	Sustainability assessment	sub committee	5	2	10
12 April 2016	Open meeting, NDP options	community engagement	59	2	118
18 April 2016	NDP draft policies	steering group	10	3	30
17 June 2015	Open meeting. Policies	Community engagement	65	3	195

Long Wittenham NDP Record of Community Involvement					
Date/Time	Purpose	Event Type	Numbers	Duration (hrs)	Estimated Person hrs
30 July 2016	Open Meeting Pre-submission documents	community engagement	95	3	285
5 January 2017	Pre-submission documents	Steering group	5	2	10
19 January 2017	Open meeting Pre-submission documents	Community engagement	38	2	76
26 January 2017	Pre-submission documents	Alison Mountain, Headteacher LW primary school	3	1.5	4.5
Jan 2017	Article in Bridge	Newsletter	Most households		

## Appendix C: LWNDP survey report

See separate document, [www.longwittenham.com](http://www.longwittenham.com)

## Appendix D: People businesses and organisations consulted

Schedule 1 category	Consultee	Contact details	Email sent on 8/7/16 unless stated
a)for London borough councils	Not applicable		
b) local planning authority, county council or parish council	South Oxfordshire District Council		yes
	Vale of White Horse DC		yes
	Oxfordshire County Council:		yes
	Appleford Parish Council		yes
	Clifton Hampden and Burcot Parish Council		yes
	Little Wittenham Parish meeting		
	Culham Parish Council		yes
	Dorchester Parish Council		yes
	Didcot Town Council		yes
(c) the Coal Authority	The Coal Authority		yes
d) Homes and Communities Agency	The Homes & Communities Agency		yes
e) Natural England	Natural England		yes
f) Env Agency	Environment Agency		yes
g) Historic England	Historic England		yes
h) Network Rail	Not applicable		
i)Highways Agency	Highways England		yes
j) Marine Management Org	Not applicable		

Long Wittenham Neighbourhood Development Plan: Consultation Statement

k)owners of telecoms apparatus	Gigaclear		yes
	British Telecoms plc		Letter sent 8/7/16
l) i.Primary Care Trust	Oxfordshire Clinical Commissioning Group		Yes both
l)ii.Elec utility	SSE Energy Supply		Sent via website
l)iii Gas utility	British Gas		Letter sent 8/7/16
l)iv.&v. Sewage and Water utility	Thames Water		yes
m) vol bodies	Age UK Oxfordshire		yes
	All local groups – WI, History etc		Yes to all
	Sport England		Yes to both
	Council for Protection of Rural England		yes
	BBOWT		yes
n) racial, ethnic or national groups	Age UK Oxfordshire		yes
	Oxfordshire Youth		yes
o)Religious groups	Diocese of Oxford		yes
p) Businesses	Pendon Museum		yes
	Primary school		yes
	Sylva		yes
			yes
	St Johns College (landowner)		yes
	Reading University (landowner)		yes
			yes
	Gladmans		yes
			yes
q) Disabled	Enrych		yes

## Appendix E: Letters sent to consultees

**Long Wittenham Parish Council**

As from: Abacus, Fieldside, Long Wittenham, Abingdon, Oxon. OX14 4QP

8 July 2016

Dear Sir,

Re: Long Wittenham Neighbourhood Development Plan: Pre-submission Consultation

I am the chair of the Long Wittenham Neighbourhood Plan Steering Committee. I understand your organisation is one that we should consult, prior to submission of our Plan to the local authority and subsequently to the Inspector. The public notice relating to this can be found at the bottom of this letter. The Plan and accompanying documents are available on our website [www.longwittenham.com](http://www.longwittenham.com) (Direct link: <http://wp.me/P1UAiv-Rx>). The documents include the final draft of the plan, the environmental report and 3 additional appendices (1,2,3 and 6) to the Environmental Report. (We have included an environmental report for completeness as we have not yet received confirmation from SODC about whether this is required). In addition you will find a copy of our Sustainability Appraisal Scoping Document which is referred to within the Development Plan.

I appreciate that the consultation period lasts six weeks but I would be grateful if you could return any comments by 5 August 2016 as we are under pressure to submit the final document as soon as possible. If you do not wish to respond, please let us know, so that we do not keep chasing you for a response.

Thank you for your consideration

Yours faithfully

Peter Rose  
Parish Councillor, Chair Long Wittenham Neighbourhood Plan Steering Committee

## Appendix F: Communication and publicity

### Long Wittenham Neighbourhood Plan

The Parish Council needs your help so we can shape our community together.

You are invited to a meeting to discuss the development of a neighbourhood plan

25<sup>th</sup> September 2014 at 7.30pm

In the Village Hall.

- Find out what a neighbourhood plan is
- Find out how it will help to take forward the Wittenham Vision and Village Hub
- Find out how we can determine future development of the village
- Come with your ideas about the future of our village- housing, employment, transport, recreation.





**LONG WITTENHAM NEIGHBOURHOOD  
DEVELOPMENT PLAN**

**CONSULTATION WITH RESIDENTS**

**This Plan is the next step for our village to  
achieve some of the priorities that we  
identified in Wittenham Vision**

**Please tell us what you think about the Sustainability  
Appraisal Scoping Report.**

**This report documents the current village situation and  
the issues and challenges to take into account in our  
Neighbourhood Plan. It is out for consultation until  
Monday 16<sup>th</sup> November 2015**

**The document is available on the village web site:  
[www.longwittenham.com](http://www.longwittenham.com). To get a paper version of the  
report, to respond with comments on the document, or  
for further information, contact the Parish Clerk:**

**[clerk@longwittenham.com](mailto:clerk@longwittenham.com)**

**OR:**

**LW Parish Clerk c/o Abacus Fieldside Long Wittenham  
OX14 4QP**

THE PARISH COUNCIL ARE HOLDING A PUBLIC  
MEETING TO DISCUSS SURVEY RESULTS AND  
PROGRESS

LONG WITTENHAM VILLAGE HALL

OCTOBER 1<sup>ST</sup> 7.30PM

PLEASE COME!

The Neighbourhood Plan was started one year ago  
and we have made good progress. The village survey  
was undertaken in early summer and the results are  
will be presented`.

We need residents' views on the next steps

**LONG WITTENHAM NEIGHBOURHOOD PLAN**

THE PARISH COUNCIL ARE HOLDING A PUBLIC MEETING TO DISCUSS SURVEY RESULTS AND PROGRESS

LONG WITTENHAM VILLAGE HALL

OCTOBER 1<sup>ST</sup> 7.30PM

PLEASE COME!

The Neighbourhood Plan was started one year ago and we have made good progress. The village survey  
was undertaken in early summer and the results are will be presented at this meeting together with an  
opportunity to discuss the implications of the survey results and the Neighbourhood Plan in general.

We need your views on the next steps

If you are not familiar with the aims of the Neighbourhood Plan or the process we are going through, there  
is a summary on the Long Wittenham web site (<http://www.longwittenham.com/neighbourhood-plan/>)

23 February 2016 open meeting



## **Draft Long Wittenham Neighbourhood Plan**

Pre-submission consultation

8th July – 19th August

### **What do you think!**

**Read the draft Plan on the village website  
([www.longwittenham.com](http://www.longwittenham.com)) and send us your views:**

Email: [peter.rose@longwittenham.com](mailto:peter.rose@longwittenham.com)

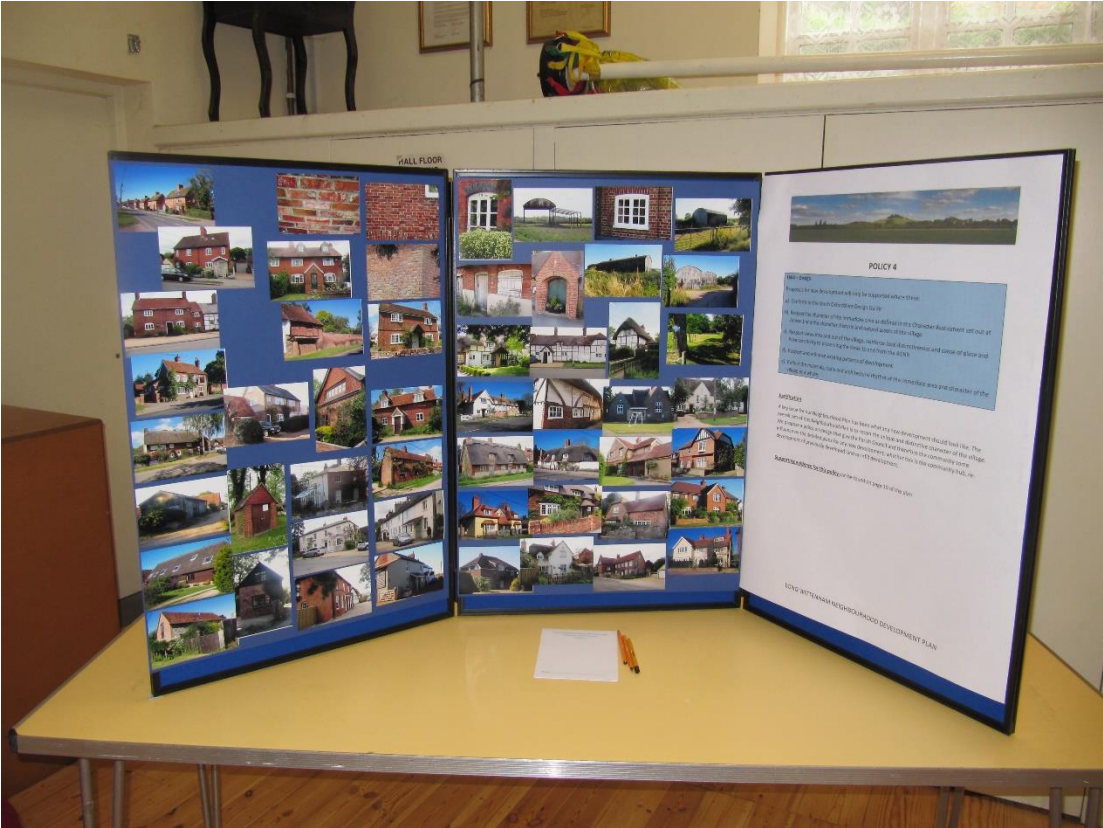
Post: Abacus, [Fieldside](#), [Long Wittenham](#), OX14 4QP

**Come to a consultation event in the Village Hall on  
Saturday 30 July 2016 11am to 1pm**

- The [Neighbourhood Plan](#) will be on display
- Talk to [Parish Councillors](#) and the [Neighbourhood Plan team](#)
- Tell us what you think

[Long Wittenham Parish Council](#)

30 July 2016 open meeting





19 January 2017 open meeting



## **LONG WITTENHAM NEIGHBOURHOOD PLAN**

**Public meeting to discuss current draft  
of the neighbourhood plan**

**Village Hall**

**19<sup>th</sup> January 2017 at 7.30pm**

We have responded to all the comments from the consultation on first draft of the neighbourhood plan and incorporated as many as possible. We would now like your views on the current draft which will be available for public consultation from 6 January until 16 February 2017.

More information including copies of the plan and how to respond are available on the village website: [www.longwittenham.com](http://www.longwittenham.com)

January 2017 newsletter

**LONG WITTENHAM NEIGHBOURHOOD PLAN**

**SECOND PUBLIC CONSULTATION**

**Update on Neighbourhood Plan process**

We received a lot of feedback on the initial plan from both residents and statutory consultees. In particular we received feedback from South Oxfordshire District Council (SODC) suggesting that some of our policies were not robust and could be open to challenge. We have had an ongoing discussion with SODC to iron out these difficulties but these discussions have been prolonged due to staffing difficulties at SODC. We have now taken into account all the feedback received and have amended the plan to reflect this feedback. Our overall aim for the future of the village remains the same but we have amended the strategy to achieve this. Although we are not required to consult for a second time, we feel it is important to get your views on the revised plan.

The new plan will now achieve our aims as part of a two stage process. The Neighbourhood Plan (NP) establishes the principle that we will build a community hub (school, pre-school and village hall) as well as some housing to fund the hub. The NP no longer identifies any sites for development. The second stage will be to use a Community Right to Build Order or planning application to bring forward the plan if a viable site can be identified.

There have been amendments to some of the other policies, following advice from planning experts, but our desire to improve parking, traffic flows and a village green in the High Street remain.

**What happens next?**

The Plan and accompanying documents are available on our website [www.longwittenham.com](http://www.longwittenham.com)  
(Direct link: [https://www.dropbox.com/sh/ybf3c64euev46hu/AAAk3sTbL12koCWEw8Z\\_L2CFa?dl=0](https://www.dropbox.com/sh/ybf3c64euev46hu/AAAk3sTbL12koCWEw8Z_L2CFa?dl=0)).

The documents include the final draft of the plan and appendices. The public notice explaining how to feedback your views can be found below.

**There will be a meeting in Long Wittenham Village Hall on Thursday 19<sup>th</sup> January 2017 at 1930 to discuss these proposals**

Peter Rose. Parish Councillor

**PUBLIC NOTICE**

**LONG WITTENHAM NEIGHBOURHOOD PLAN – PRE-SUBMISSION CONSULTATION**

## Appendix G: List of respondents and responses to draft Plan

Second pre-submission consultation (Reg 14) 16/02/2017 Comments on Draft Plan dated Dec 2016		
Organisation	Their comment	Our response
Sport England	Sports facilities must reflect national guidance and new sports facilities must conform to their design guidance	No existing sports facilities affected by NP. Proposed facilities will be responsibility of the developer/CRTBO if feasible plan bought forward
Oxon Clinical Commissioning Group	No comments relevant to the NP	
Didcot Town Council	No comment	
CPRE	No comment	
Natural England	Any site coming forward for either the Community Hub or housing would need to be subject to a Landscape and Visual Impact Assessment (LVIA) in order to assess its impact on the AONB, and avoid significant landscape impacts.	Will be responsibility of the developer/CRTBO if feasible plan bought forward
	As we have previously highlighted, the Little Wittenham Special Area of Conservation (SAC) is in relatively close proximity and supports and important population of Great Crested Newts. We suggest that the plan should recognise this and promote the creation and linkage of habitats (both ponds and terrestrial habitats) for this species within the Neighbourhood Plan area.	Further clarification within the text and Policy LW6.
Reading University	Reference to site assessments in previous draft- not relevant to second pre-submission draft.	No action
	Evidence supplied for need for more housing in SODC generally. Plan for greater levels of housing delivery.	The Development Plan for the District comprises the South Oxfordshire Core Strategy 2012 together with saved Policies from the adopted South Oxfordshire Local Plan 2011 (2006). This identifies Long Wittenham as a

		smaller village with limited facilities and therefore not suitable for allocation of sites for development. The Long Wittenham Plan seeks to both deliver natural growth through positive design policies and to facilitate further growth through a CRTB Order if a suitable site can be identified. No action
	LW5 should refer to Oxon CC current Parking Standards for new residential development (2011)	The Plan is consistent with Oxon CC parking standards but it does not explicitly refer to these.
	There should be inclusion of a 'Water and waste water infrastructure' policy.	This NP does not propose any site allocation/new development. This policy would be responsibility of the CRtBO/planning application . No action
Oxon County Council	Any future site allocation should include assessment of mineral resources and their safeguarding	No action required in Plan
	Site 4 – has been mapped as 'potential priority grassland habitat' by TVERC, based on aerial photos only. If even a small amount of development is considered for this site, an Extended Phase 1 habitat survey should be carried out as early on in the process as possible.	No action required in Plan
	The supporting evidence Appendix 1 refers to Biobands. These are taken from the Oxfordshire Wildlife and Landscape Study. They have now been superseded in planning terms by Conservation Target Areas details of which can be found on the Wild Oxfordshire website. The Thames Clifton to Shillingford CTA occurs within the parish. CTAs are more closely referenced in the planning process than biobands.	Appendix 1 Evidence Base amended
	Concern that there will be no need for a larger school in LW in the future	We have had two meetings with Education Department about our proposals and information derived from these meetings. We acknowledge this fact- on advice from OCC we are proposing a half form entry school with room for further expansion if required.



	<p>It is not clear why any CIL funding would be used for a new school in this location. Appendix 4, the 'project list for CIL funding' refers to £4.5m, but it is not clear where this cost has come from. In addition there is £250,000 for pre-school facilities. There is also £1m for upgrading the existing school if the new school option is not approved. While these may be underestimates of the costs, they are also significant figures and unlikely to be gained through the 25% of CIL raised in the Parish that the Parish would gain. We would anticipate a key issue will be the means by which these new facilities might be funded.</p>	<p>Cost estimate from OCC. Most of the money for new school would arise from cross funding from additional housing</p> <p>Plan Appendix: Project List clarified</p>
	<p>There are references to traffic counts and speed surveys and RTC accident maps being contained in 'Appendix 4', but these are not apparent.</p>	<p>Corrected in Appendix 1 Evidence Base</p>
	<p>Although the pre-submission draft plan makes some reference to school travel patterns (for example that 1/3 of journeys are necessarily made by car given attendance by pupils from neighbouring villages: Appendix 1, page 7), more information may be useful on what measures are already in place to encourage sustainable travel to school.</p>	<p>There are none as there is no bus. However, we do propose to upgrade the surface of Fieldside suitable for a cycle track. This will link the cycle track from NE Didcot to Clifton Hampden (Appendix 4 RA8).</p>
	<p>Consideration should be given to revision of the wording of policy LW4. 'Permission for new development proposals will be granted...' implies that these are the only relevant issues. The District as the planning authority will make decisions in accordance with the development plan (including the Neighbourhood Plan) and the National Planning Policy Framework.</p>	<p>The Policy has been prepared in consultation with SODC and is specific to design in Long Wittenham. It must be considered together with other policies in the Development Plan. Further guidance from SODC will be sought.</p>

	Consideration should also be given to revising Policy LW5. Oxfordshire County Council has prepared parking standards, as an Appendix to the Residential Road Design Guide (Second Edition 2015).	The Parking policy is included to add value to the OCC standards by highlighting problem areas. The Policy does not seek to modify the standards but recognise that in certain areas where adding to on street parking may create an obstruction, this needs to be addressed. The text should be modified to clarify this.
	Traffic and road safety: Summary data updated to the end of 2016 is being provided under separate cover. The draft plan refers to data to the end of 2014 - 2015 which had quite a high total, while 2016 was much lower.	Appendix 1 Evidence Base revised
	Strategy and objectives chapter does not make direct reference to health and well being . Suggest this section re-configured and re-titled. They suggest: More active people (cycle path to Clifton Hampden and playing field attached to school), healthier food choices and better social interaction (possible café and shop within hub), enabling people to maintain independence longer with more suitable housing for elderly.	We are not specifically suggesting housing for elderly
Historic England	We recommend amending Policy LW4 to read “b) Protect and enhance views into and out of the village as identified in this Plan, reinforce local distinctiveness and sense of place and have sensitivity to preserving the open and rural character of views to and from the AONB”	Agreed. Wording strengthened.
CERDA planning	It fails to mention that the Emerging Local Plan 2033 acknowledges that the overall housing numbers for the District will rise to accommodate the overspill from Oxford City. It is logical then, the numbers of housing to be accommodated within the rural area will have	The need to deliver housing across the district is acknowledged within the Neighbourhood Plan by reference to the SODC Strategy. No action

	to increase accordingly	
	Their site, site 1, should be considered due to their offer to make financial contribution to infrastructure projects	No site is allocated in the Plan because of the poor infrastructure in the village. Site 1 is subject to a planning application and an objection from the Parish Council. If the owners of site 1 wish to offer this as a potential CRTBO site this will be considered.
	No ecological designations or habitats of nature conservation interest will be significantly harmed by the proposals; in fact, the proposals would introduce net gains for biodiversity. The Council’s Ecologist alerted us to concerns being expressed by 7 local residents regarding the Roman Snail. A precautionary mitigation strategy has been prepared and agreed with the Council. This statement sets out that during the 2016 desktop study (which included a data request from Thames Valley Environmental Records Centre based on a 2km search radius) no Roman Snail were returned. (Proposals to build on site 1)	This evidence contradicts our own evidence , which is supported by the Conchological Society. Plan revised to reflect this evidence.
	Various other statements about suitability of site 1	NP does not identify any sites and so this is irrelevant to the NDP
	disagree with the statement within the explanatory text; “our conclusion is that development in Long Wittenham is only sustainable if it contributes to the community infrastructure that the village needs to improve the overall quality of life in the 9 village and enable it to continue to thrive in the future yet we cannot allocate a site that will achieve this.”	Our conclusion based on AECOM assessment and that of our planning consultant
	A CRTBO could not comply with several tests as set out in basic conditions to be met by the Community Right to Build Order as set out in	A CRTBO is considered a proper means of delivering an appropriate level of growth and commensurate infrastructure. In bringing this forward we will ensure that all legal requirements are met.

	Schedule 4C of the Town and Country Planning Act 1990 as inserted by the Localism Act Section 116 They advise that they will contest this when SODC consults on the final plan	
	The lack of site allocation is a means to prevent development in the village	The plan states that if a suitable site comes forward, which is feasible, Policy 1 will proceed and this will include new houses. The <b>Development Plan for the District comprises</b> the South Oxfordshire Core Strategy 2012 together with saved Policies from the adopted South Oxfordshire Local Plan 2011 (2006). This identifies Long Wittenham as a smaller village with limited facilities and therefore not suitable for allocation of sites for development. The Current draft of the new/emerging Local Plan to 2033 is consistent with this and reaffirms the village as a smaller settlement. The emerging local plan does not allocate a target housing number to smaller village as this would be impossible to determine. Determining housing numbers is a districtwide issue dependent on a range of factors. The emerging Plan does suggest small villages like LW should plan for 5-10% (max 30 houses) growth in life of Local Plan. This is entirely consistent with a slow and natural growth from small scale infil or other small sites. The Long Wittenham Plan seeks to both deliver this natural growth through positive design policies and to facilitate further growth through a CRtBO if a suitable site can be identified.
Gladman	The LWNP should endeavour to support additional growth opportunities that come forward, which can help maintain existing services and facilities, whilst also providing new opportunities to provide aspirational objectives of the plan such as improving existing community assets or providing new infrastructure that the neighbourhood plan seeks to deliver.	Policy 1 does this
	The Parish Council should ensure that the design principle adhered to are not overly onerous to render development unviable. The Framework is clear 'design policies should	The policy takes its reference from the local area as set out in the character assessment. It is not a prescriptive policy but one that simply seeks to ensure that new development is in keeping with Long Wittenham.

	<p>avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.’ Plans should not contain such policies that would add financial burdens to a scheme which would render a scheme unviable. The objectives of the Framework are for good design whilst still enabling sustainable development to come forward viably</p>	
	<p>POLICY LW4: The Policy further seeks to protect and enhance the linear form of the village. Gladman object to the wording of the policy, which in its current form would act to restrict the physical growth of Long Wittenham without fully considering what result this policy will place on SODC’s ability to deliver its full OAN and assist in meeting Oxford’s unmet need. The use of such a limit to development would not accord with the positive and flexible approach required by the Framework and would be inconsistent with §14, §47 and §49.</p>	<p>As a smaller village there is no requirement for Long Wittenham to meet any wider district need. A part of Long Wittenham’s character is its form. To compromise this would alter Long Wittenham as a distinctive place within its countryside setting. If all distinguishing characteristics of place are set aside for the sake of housing delivery we will be left with free standing housing estates in the countryside. SODC’s ability to deliver its full OAN is dependent on its strategy for the District not the LW neighbourhood plan.</p>
	<p>POLICY LW6: The draft LWNP does not provide sufficient evidence to demonstrate why this area should be designated as an Ecologically sensitive zone and as stated above plans should not include policies that add financial constraints to a development scheme which would render said scheme unviable</p>	<p>The site is identified as a sensitive ecological zone based on the physical evidence of a distinctive species. The policy does not preclude development but simply identifies the need to take a sensitive approach.</p>
	<p>Gladman reserves the right to comment on the need for SEA at a later date</p>	<p>We have not yet received the screening opinion from SODC. Unofficially they have advised an SEA will not be required</p>

	Gladman is concerned that the plan in its current form does not fully comply with basic conditions (a) and (d) as the plan needs to further clarify its stance towards to development.	The Plan is considered to be fully compliant with the basic conditions. The Plan has proper regard to the development Plan and national policy and has sustainable development objectives at its heart. However, as Gladman raise this as an issue further clarification and detail may be necessary to make this explicit.
SODC	Align emerging Local Plan and NDP dates to 2017 to 2033	Plan title amended
	We have agreed to incorporate all other suggestions made by SODC, in some cases with minor amendments to wording	All suggestions by SODC incorporated.