

The Parish of
Ashbury Neighbourhood Plan 2018 - 2031
Consultation Report

Published by the Ashbury Neighbourhood Plan Steering Group on behalf of Ashbury Parish Council under the Neighbourhood Planning (General) Regulations 2012

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1 INTRODUCTION

1.1 Background

The decision to proceed with a Plan was made by the Parish Council in 2016. A chief concern was to ensure that local planning policies were sufficiently robust & specific to protect the character of the parish, and especially the unique historic character of the settlements, at a time when the trend towards relaxation of planning restrictions was gathering pace. For this reason, the Neighbourhood Plan is designed to complement and refine as appropriate the policies of the Vale of White Horse Local Plan 2031 Part 1[LPP1] adopted on 14th December 2016, and the emerging Local Plan 2031 Part 2 [LPP2].

A Neighbourhood Plan Steering Group was formed by the Parish Council, comprising parish councilors and members of the local community and it was delegated authority to make day-to-day decisions on the Neighbourhood Plan. However, as a qualifying body, the Parish Council itself approved the publication of the Pre-Submission Neighbourhood Plan of June 2018 and the Submission version of the Neighbourhood Plan was approved in September 2018.

1.2 Vision & Objectives Consultation

The Pre-submission Consultation to which this report relates was preceded by a consultation on the ANP Vision & Objectives, generated from the earlier consultations and surveys, to determine that these accurately corresponded to the community's wishes.

To expand on this, at each stage of the ANP process the steering group on behalf of the Parish Council, has sought to go beyond the minimum requirements for community consultation required by law. This has included an initial 'scoping' survey followed by targeted surveys to better understand the feedback received, before using it in formulating the draft vision & objectives that were the stepping stone to the Plan policies. Each survey was widely publicised by a combination of flyer drops, public notices, social media and public & one-to-one meetings to ensure that the feedback received was as representative of the wider community as possible.

This Vision & Objectives Consultation followed the same process and was carried out over June, July 2017, with a targeted 'follow-up' survey of some respondents, again to better understand their initial feedback. The final feedback was then used to firm-up the draft policies and these in turn were aired and endorsed at a well attended public meeting.

The Vision & Objectives survey document together with an overview of the feedback may be found in appendix B1 & B2 below, while the full data with that from the key preceding surveys, may be found in Document 7 'Surveys' of the ANP.

2. PRE-SUBMISSION CONSULTATION

2.1 Consultation Approach

After much pre-publicity, including flyer drops, public notices & social media, the pre-submission consultation commenced at 09:00 on Friday, 25th May 2018, and closed at 5pm on Friday, 6th July 2018, thereby giving Parish residents a little over 6 weeks in which to respond. In the event, responses received up to a week after the closing date were accepted.

The consultation comprised two key elements:

- Consulting residents & businesses from within the Parish, and:
- Consulting with the 'statutory bodies' referred to in paragraph 1 of Schedule 1 of the Neighbourhood Planning (General) Regulations 2012 (the Statutory Consultees), together with other bodies and social groups both within and beyond the Parish – Table 1 below, provides a full list of those consulted.

In support of this the Steering Group:

- Communicated electronically and by social media & public advertising about specific events, dates and deadlines;
- Made electronic copies of the ANP and related documents available via the ANP dedicated section of the Ashbury website;
- Distributed electronic copies of the key documents & feedback form to all those residents that had provided contact details beforehand;
- Offered to provide either electronic or hard copies of all documents via a flyer drop to every household & business within the Parish;
- Made hard copies available in the Village Shop, the Rose & Crown Inn, the Village Hall and via the Parish Council;
- Hand delivered to each residential property and business premises within the Parish a poster providing details of the process with key dates, together with a feedback form and details of how to respond.
- Organised drop-boxes for completed feedback forms at the Village Shop, Rose & Crown Inn and the Village Hall, as well as via steering group members;
- Notified residents of the Parish of the Plan and the Village Hall event via emails including via posters with the details of the event and how to view the Plan documents;
- Offered one-to-one discussions about any area of the Plan to those unable to attend the public events or had difficulty understanding/completing the feedback form;
- Accepted informal feedback, whether verbal or written, provided the individual was known to reside/work within the Parish.

This consultation report then endeavours to reflect this methodology as follows:

- a. Provides examples of the approach made to Parish residents and the statutory bodies – appendix C refers.
- b. Summarises in tabular form the feedback received from both the Parish Consultation and the Statutory Bodies - see table 2 below;
- c. Within this table sets out the remedial action taken where necessary;
- d. Presents each response from the statutory bodies only [see appendix C to this report], those from the Parish Consultation being withheld to protect the identity of the individuals that participated but are available in a redacted form on request.

- e. Sets out a proposed monitoring & review process intended to enable the Parish Council to ‘flag’ any relevant planning matters to the Statutory Bodies, and bring forward policies as necessary to address points raised by the consultation – appendix A refers.

2.2 Consultation Feedback

Ashbury is a small, rural Parish comprising some 250 dwellings, and hence our expectation was that, despite considerable publicity both prior to and during the consultation period, the feedback would be quite modest in percentage terms and this proved to be the case being concentrated on a relatively few, more engaged residents. No doubt for similar reasons, the feedback from the statutory bodies was also relatively modest.

By extrapolating from the 2011 census results, it is estimated that in excess of 425 residents of voting age were directly canvassed as part of the consultation, including those of the business listed in Table 2 [notably the farms] where the premises comprised a residential element.

The table below provides an overview of the responses received:

• Residents:	21
• Local businesses:	0
• Landowners and/or their agents:	0
• Local Organisations:	0
• Statutory bodies/Interested Groups	9

It will be seen from table 2 that for the most-part the feedback from the Parish Consultation was concentrated on minor textural errors in the Plan documents, and where necessary have all been corrected. That from the Statutory Bodies, while generally restricted to generic observations, nevertheless resulted in a series of recommendation by the Steering Group, namely:

- SB1, 2 & 3: When the Plan is adopted the Parish Council establish a system to automatically notify the Statutory Bodies of any documents and/or planning applications that could impact on the infrastructure of these bodies:
- SB6 The Parish Council research the viability of a further layer of policies targeted at improving and/or protecting the biodiversity of the Parish as a whole, and:
- SB7 & 8 The Parish Council formally designate what are currently unlisted heritage assets and bring forward a policy/policies aimed at fully protected same to the benefit of the community as a whole.

As a starting point to fulfilling these recommendations the Steering Group propose that the monitoring & review process set out in appendix A be adopted.

2.2 Statutory Bodies & Other Groups Consulted

Table 1 below provides a list of the the Statutory Bodies asked to comment on the ANP comprising Local Government departments and infrastructure providers, together with other parties & groups that the ANP could impact upon such as local councilors, neighbouring parishes and representative groups. Only eight of the 48-bodies consulted responded, and these are highlighted in the table that follows by using bold text.

TABLE 1 : STATUTORY BODIES & OTHER INTERESTED PARTIES CONTACTED

Planning & Related Interested Bodies

Oxfordshire County Council

West Berks County Council

Wiltshire County Council

Swindon Borough Council

Oxfordshire Area Council - South & Vale

Oxfordshire District Council - Vale of the White Horse

Oxfordshire County Councilor - Shrivenham Division

VWH District Councilor - Watchfield & Shrivenham 1

VWH District Councilor - Watchfield & Shrivenham 2

The Coal Authority

Homes & Communities Agency

Natural England

Environment Agency

Historic England

Network Rail - Asset Protection

Network Rail - Town Planning

Highways England

Marine Management Organisation

BT 1 & BT 2

EE Public Affairs

Three

EMF Enquiries – Vodaphone & O2

Oxfordshire Clinical Commissioning Group

NHS England

National Grid

National Grid Land Acquisitions

Cadent, Plant Protection

UK Power Networks

Sewerage & Water Developer

Savills [on behalf of Thames Water]

Neighbouring Parishes

Bourton Parish Council

Shrivenham Parish Council

Compton Beauchamp Parish Council

Lambourn Parish Council

Baydon Parish Council

Bishopstone Parish Council

Interested Groups

Disabled Rights UK

Ethnic Groups – none found

Oxfordshire Anglicans

Catholic Groups – none found

Methodist Group - Ashbury

TABLE 2 : BUSINESSES AND OTHER INTERESTED PARTIES CONTACTED

Amenities & Tourism

Ashbury Primary School
Village Shop & Tea Room

The Rose & Crown Inn
National Trust, Ashdown *

Farming 'Industry'

Ashbury Farms

Chapelwick Farm
Fern Farm
K Peploe & Son
Ruffinwick Farm
West Mill Forestry

H G Ball
Compton Beauchamp Estates
R W Green & Partners
F G Reade & Sons
Stainswick Farm

Other Employers

Ashbury Electricals
Bunce [Ashbury] Ltd
Electrical Technolo-G Ltd
R & P Engineering

Roger Baker Architects
D-lite Design
NMW Architects

Sole-Traders

As all sole traders are 'home based' they were canvassed via the residential mail-drop and by Email where the address had been provided. Similarly, where responses were received unless these were business specific [and none were], the response was treated as if from the resident.

Pre-Submission Consultation

Feedback from	f'back	Document	Document reference if applicable	f'back reference	Brief summary of comment or objection - for full commentary see feedback form.	Proposed remedial action
[REDACTED]	S&C	Plan	Para 7.16	LR1.01	Incorrectly identified as Methodist, is in fact former Baptist Chapel & burial ground	Amend/correct document
		Plan	Para 7.53	LR1.02	Suggests adding that 47-route three local authority areas [Swindon, West Berks & Oxon and both Swindon & Oxon have withdrawn funding	Edit comment and amend document
		Plan	Figs 7.12, 7.13, 7.15 & 7.16	LR1.03	incorrectly carry same text as Fig 7.11	Amend/correct document
		Plan	Para 7.59	LR1.04	'Styles' should read 'stiles'	Amend document
[REDACTED]	C	Plan	Sect 7	LR2.01	Questions titling of Ildstone images	Verify & amend document as necessary
		Plan	Figs 7.12, 7.13, 7.15 & 7.16	LR2.02	As LR1.03 above	Amend/correct document
[REDACTED]	S	Plan		LR3.01	Good work. Our thanks to all that have contributed	None required
[REDACTED]	S	Plan		LR4.01	The Plan seems both comprehensive & focussed. I support it. Offers thanks to those concerned.	None required
[REDACTED]	S	Plan		LR5.01	Plan fully portrays the rural heritage of the Parish and its environmental sensitivity.	None required
		Plan	Figs 7.12, 7.13, 7.15 & 7.16	LR5.02	As LR1.03 above	Amend/correct document
[REDACTED]	S&C	Plan		LR6.01	Plan encompasses all aspects of concern for the future planning of the Parish	None required
		Plan	Figs 7.12, 7.13, 7.15 & 7.16	LR6.02	As LR1.03 above	Amend/correct document
[REDACTED]	S	Plan		LR7.01	The 9-objectives outlined are all things I feel strongly about, therefore I fully support them and the subsequent policies	None required
[REDACTED]	S	Plan		LR8.01	Fully support the protection of heritage assets, open gaps between settlements and the views & vistas into and out of the village. Exceelent work.	None required
[REDACTED]	S	Policy CA1		LR9.01	I particularly support the retention of the existing views in and out of Ashbury, which could easily be overlooked in the planning process	None required

Pre-Submission Consultation

[REDACTED]	C	Plan	Fig 7.24	LR10.01	View C shown on wrong side of road	Verify & amend document as necessary
		Plan	Fig 7.27	LR10.02	Photo's 2 & 8 arrows incorrect?	Verify & amend document as necessary
		Plan	Fig 7.31	LR10.03	As LR1.04 above	Amend document
		Plan	Fig 7.4	LR10.04	Not mill-pond, but watercress beds	Verify & amend document as necessary
		Plan	P.56 para 8.4	LR10.05	Clause in parenthisi doesn't make sense	Verify & amend document as necessary
[REDACTED]	C	Character Appraisal [CA]	CA.1, P.21	LR11.01	B4501 should read B4507	Amend document
		CA	CA.2, P.28	LR11.02	Factory buildings used by 2-firms, not one	Verify & amend document as necessary
		CA	CA.6, P40	LR11.03	B4501 should read B4507	Amend document
		CA	CA.10, P.56	LR11.04	AONB' repeated	Verify & amend document as necessary
		CA	CA.10, P.57	LR11.05	Word 'ditch contains a typo	Verify & amend document as necessary
		CA	CA.10, P.59	LR11.06	There are . . . escarpment.' paragraph repeated	Verify & amend document as necessary
		CA	App A, P.70	LR11.07	Queries why Lertwell Cottage is not listed	Verify & amend document as necessary
		CA	App B, P.74	LR11.08	Should read FP/8 & FP/9	Amend document
[REDACTED]	C	Policies		LR12.01	Support designation of a green-space to protect chalk streams subject to the extent being restricted to a maximum of 5m to either side.	Review wording of 'designation' and amend to extent considered necessary.
[REDACTED]	C	Policies		LR13.01	Argues designation of green-space relating to chalk-streams is inconsistent and should not apply to private households.	Review wording of 'designation' and amend to extent considered necessary.
[REDACTED]	S	Plan		LR14.01	An excellent, well balanced assessment of the needs of the village	None required
[REDACTED]	S	Plan		LR15.01	Expresses importance of the community having a degree of control over future development to protect character of parish.	None required
		Plan		LR16.01	Fully endorses Plan and stresses need to maintain separation of settlements	None required
[REDACTED]	S	Plan		LR17.01	Suggests that Grade II 'listing' of Billy's/Billies Cottage is not applied consistantly throughout the documents	Verify & amend document as necessary
[REDACTED]	S&C	Plan		LR18.01	Suggests document should start with an executive summary to improve accessibility	Determine whether such a summary would be compliant, and decide if
		Plan		LR18.02	Considers that greater weight should be given to risk of large scale development.	Determine whether this would run counter to the ethos of neighbourhood planing and decide if
[REDACTED]	S&C	Plan	Figs 7.24 & 7.27	LR19.01	Suggests views C & 4 have been reversed	Verify & amend document as necessary
		Plan	View 4	LR19.02	Suggests adjacent field be designating 'green space to protect view and separation of settlements	Field is currently 'green field site' so need to verify if such designation would enhance protection and
Wood, pp National Grid	C	Plan		SB1.01	Asks to be consulted on any N.P. documents, or site specific proposals that could affect their infrastructure	Take note and create recording system for ongoing use.

Pre-Submission Consultation

Localities Co-ordinator, OCCG	C	Plan plus appendix 3		SB2.01	Looks to local planning authority to support local GP practice with CIL or S106 funding.	Take note and create recording system for ongoing use.
Town Planner [Western & Wales], Property Network Rail	C	Plan		SB3.01	Asks to be consulted on any future planning documents.	Take note and create recording system for ongoing use.
Lambourn Parish Council	S	Plan		SB4.01	At a full meeting the council agreed the Plan had no adverse impact on the parish of Lambourn	None required
Aldbourn Parish Council	C	Plan		SB5.01	Considered the Plan very comprehensive and had no comments to make.	None required
Natural England	C	Policies		SB6.01	Provide a number of policy objectives aimed at enhancing biodiversity with supplementary policy ideas that are worthy of consideration.	While some of the proposals would be more relevant if we had nominated sites, they could provide the basis for a range of environmental policies to be brought forward at review.
Oxford County Council	C	Policies		SB7.01	Suggests introducing a policy to better protect what are currently non-designated heritage assets.	The designation of such assets was proposed during the Plan process, but we were advised against - review decision making.
VWHDC	C	Plan		SB8.01	Comments on all key areas of the Plan and proposes a series of checks & balances aimed at ensure that the Plan is fully compliant	Need to take full account of the observations and discuss any changes thought necessary with our consultants BSP

APPENDIX A

MONITORING AND REVIEW PROCESS AND ACTIONS FOR THE NEIGHBOURHOOD PLAN

To ensure the Neighbourhood Plan continues as a live and workable document, alert to all emerging policy and issues at all levels, a monitoring and review process will come into force via the Parish Council once the plan has been formally adopted. The principles of this process are outlined below

We will be required to resubmit the plan every 5 years until 2031. During the first 5 year period from 2018 - 2023 The Parish Council will:

1. Convene a monitoring and review group for the Neighbourhood Plan. This may have the same or different members from that of the current Neighbourhood Plan Steering Group. A budget may be allocated to the group to facilitate the range of required purposeful functions
 - a. A revised set of terms of reference aligned to a monitoring and review function will be agreed. The group will be expected to:
 - i. horizon scan at local, district, and national levels for emerging housing and development concerns, issues, new policies, changes to any current policies,
 - ii. take account of and analyse these and then alert the Parish Council to the significance of or impact of any of these to the current plan
 - iii. Create, collect, complete, revise and analyse data sets for monitoring and review purposes
 - iv. Use a range of methods to keep the Parish members informed or engaged in required activities for the delivery or resubmission of the plan
 - v. Set the time plan and actions for the resubmission of the plan, including accessing appropriate funding
2. Submit to the group:
 - a. all planning applications to this group requesting advice for testing the application against the current plan and for the group to assess and report on emerging trends
 - b. any housing and development information or requests for a response or advice received from the Vale of the White Horse, County Council or other body
3. The Group will take a lead role in directing or steering a number of issues raised during the development of the first Ashbury Neighbourhood Plan requiring the attention of the parish community
4. The group will submit 6 monthly monitoring and review reports to the Parish Council against a set of agreed criteria and submit more frequently should emerging circumstances or consequences for the Parish be identified by the group

APPENDIX B
VISION AND OBJECTIVES SURVEY RESULTS SUMMARY

OUR VISION:

To maintain the rural character and landscape of the Parish, while supporting sustainable development that is of an appropriate scale and design to benefit the local community.

98%

PROTECTING THE BUILT ENVIRONMENT:

Design and Heritage

Objective 1: To ensure that new development respects the form and function of the settlements in the Parish, and is designed to a high quality which is compatible with the local character.

99%

Objective 2: To identify, protect and enhance the Parish's heritage assets.

99%

HOUSING [SPATIAL PLAN]:

Objective 3: To maintain the Parish's rural setting, while retaining the openness between the settlements to protect their individual identity.

100%

Objective 4: To limit new housing development to small "infill*" schemes only, so as not to harm the rural character of the Parish.

96%

TRANSPORT AND ACCESSIBILITY:

Objective 5: To improve accessibility by non-vehicular modes of transport by promoting improvements to footpath linkages to all of the settlements i.e. connect the outlying hamlets into the main village

89%

Objective 6: To protect and improve public transport services.

95%

Objective 7: To ensure adequate levels of off-road parking provision.

98%

As a separate 'non-policy' objective, the ANP will actively promote the improvement of public transport to/from Shrivenham thereby providing access to a doctors surgery and a regular bus service to Faringdon, Oxford and Swindon giving access to a full range of retail services to those living in the Parish, while affording better access for those from outside that work in the Parish.

OPEN SPACE:

Objective 8: To maintain, enhance and improve access to public open spaces and protect them from development.

94%

COMMUNITY FACILITIES:

Objective 9: To seek opportunities wherever possible to maintain and enhance the social and economic vitality of the Parish by supporting and expanding the range of services and facilities available locally to residents and visitors.

93%

PERCENTAGE FIGURES ARE FOR AFFIRMATIVE RESPONSES ONLY

Appendix B.2 V&O Questionnaire

Ashbury Parish Neighbourhood Plan, including Ildstone & Kingstone Winslow

Vision, Objectives & Policy Options Consultation Questionnaire

Why this consultation?

The Neighbourhood Plan Steering Group (the Group) has drafted a vision statement and more detailed objectives for the plan, based upon information from previous consultations. There is more than one way of achieving these objectives. The Group is now asking which options are supported so that the Neighbourhood Plan will reflect the Parish’s ‘preferred options’, provided these are consistent with national and local planning policies.

How to complete the form

Please just put a circle around **yes or no** to each question. If you wish to tell us anything else, please just add a note in the margin. The Group is seeking one response per household. If there is more than one household living at the address, please download or request an additional form at ashbury.org.uk. The form is also available on surveymonkey to complete via a link on ashbury.org.uk under Neighbourhood Plan Hot Topics.

Need more information? This questionnaire summarises our ‘vision, objectives and options’ paper. If you don’t have access to the internet, contact Cliff Davies (Steering Group Chair) on 710712 or by email: n.plan@ashbury.org.uk and he will send you the information on paper. Further paper copies are available at Ashbury Village Shop and the Rose & Crown.

Need help with completing the form? Please contact the Chair and he will arrange for someone to help you complete the form, but they will not advise you on what to answer.

How and when to return the form

Please return your completed questionnaire in one of the ballot boxes placed in village shop and pub, or local drop off points in Ildstone (Featherbed Cottage) or Kingstone Winslow (Spring Cottage) by **11th June 2017**. Alternatively, you can return it by email to: n.plan@ashbury.org.uk

Name..... Address..... Email.....Tel:.....

The Neighbourhood Plan Steering Group thank you for taking the time to complete this important questionnaire
All completed questionnaires will be entered into a cash prize raffle draw to win £100* to be held on 12th June 2017.

* Only open to residents of the Parish, aged 18 years or over completing the V&O questionnaire.

Your chance to have your say in the future development of the Parish

About the Neighbourhood Plan

Our aim is to make the Parish of Ashbury an even better place to live now, and for future generations.

The Neighbourhood Plan will cover a 15 year time period with a review every 5 years. Under the auspices of the 2011 Localism Act, a Neighbourhood Plan allows communities to exert more control over where development takes place, to influence the type and quality of that development including design standards, and to ensure that the change it brings meets local objectives.

What is the alternative to a Neighbourhood Plan?

The alternative to adopting our own Neighbourhood Plan is to live with continued inappropriate development pressure: to be forced into a reactive approach each time a planning application is made. **This is your chance to have your say, otherwise, if you do nothing, then you could get anything.**

- Working with the support of our local authority - Vale of White Horse - our Neighbourhood Plan will be in line with national planning policy.
- Local people will - through a local referendum - be able to vote on the Plan and, if approved by a majority, it will be brought into force by the local authority.
- To further strengthen our role, developers will have to respond to the Neighbourhood Plan and consult the local community. This consultation gives all residents of Ashbury Parish a chance to comment when there is still genuine scope to make changes to proposals.



What Ashbury Parish will be like in the next 15 years:-

- A sustainable, thriving and prosperous community that supports a high quality of life for all its residents.
- An area with a high quality built and natural environment and protected green spaces.
- Change should be for the long term benefit of the whole community.

A Vision for Ashbury Parish

The Group believes that the following statement sums up the 'vision' of the neighbourhood plan. Do you support this statement?

<i>To maintain the rural character and landscape of the Parish, while supporting sustainable development that is of an appropriate scale and design to benefit the local community.</i>	Yes / No
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Topic 1: Protecting the Built Environment Objectives & Options

The Group believes that the following objectives numbered 1 - 3 sum up the main built environment aims of the neighbourhood plan. Do you support them?

<i>Objective 1: To ensure that new development respects the form and function of the settlements in the Parish, and is designed to a high quality which is compatible with the local character.</i>	Yes / No
<i>Objective 2: To identify, protect and enhance the Parish's heritage assets.</i>	Yes / No
<i>Objective 3: To maintain the Parish's rural setting, while retaining the openness between the settlements to protect their individual identity.</i>	Yes / No

There are options for achieving these built environment objectives. Which options do you support? Please circle yes or no against each statement.

New development should not be prominent in scale, visually dominant or significantly change the character of the village or outlying hamlets.	Yes / No
New development should reflect the character of each settlement*.	Yes / No
To identify green gaps within the Parish to maintain the openness, and to prevent settlements from merging with one another.	Yes/No
New development should be incremental to allow for the gradual expansion of Ashbury, including community facilities and services.	Yes / No
Do nothing. Let planning applications for development be dealt with solely by existing national planning policy and the Vale of the White Horse Local Plan.	Yes / No

*Character Appraisals are being prepared to help residents and the council to understand the history of an area and why it is special. They help shape future developments and planning policies, as well as giving residents an idea of what enhancements could be made.

Topic 2: Housing Objective & Options

The Group believes that the following statement sums up the housing objective of the neighbourhood plan. Do you support this statement?

<i>Objective 4: To limit new housing development to small “infill*” schemes only, so as not to harm the rural character of the Parish.</i>	Yes / No
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There are options for achieving this objective. Which options do you support? Please circle yes or no against each statement.

Restrict new housing to brownfield sites or infill schemes only.	Yes / No
Restrict housing in residential gardens in the Plan area.	Yes / No
Create criteria-based Neighbourhood Plan policies that reflect local objectives for the type, location and design of housing	Yes / No
Ensure sufficient housing is available to meet the needs of the ageing population and locally identified need*.	Yes / No
Do not include housing policies within the Neighbourhood Plan. Leave planning applications from house-builders, housing associations and individuals to be assessed solely in accordance with existing national planning policy and the Vale of White Horse Local Plan.	Yes / No

Infill: underused or vacant sites within the built up area of a settlement.

Locally identified need: a household living in housing that is not suitable for its requirements and who cannot afford to resolve this unsuitability within the private sector housing, as registered with the local authority.

Topic 3: Transport & Accessibility Objectives & Options

The Group believes that the following statements sum up the transport objectives of the neighbourhood plan. Do you support them?

<i>Objective 5: To improve accessibility by non-vehicular modes of transport by promoting improvements to footpath linkages to all of the settlements i.e. connect the outlying hamlets into the main village</i>	Yes / No
<i>Objective 6: To protect and improve public transport services.</i>	Yes / No
<i>Objective 7: To ensure adequate levels of off-road parking provision</i>	Yes / No

There are options for achieving these objectives. Which options do you support? Please circle yes or no against each statement.

Require all planning applications for development in Ashbury or in the outlying settlements to demonstrate how they will improve safe and enjoyable movement by pedestrians and cyclists to the services and community facilities within Ashbury village.	Yes / No
Require all planning applications to explore how they might enhance and/or provide new footpaths and bridleways to connect the outlying hamlets to Ashbury.	Yes / No
Do not include specific policies on walking or cycling in the Neighbourhood Plan.	Yes / No
Investigate ways to improve public transport accessibility as a Neighbourhood Plan policy, and seek funding for improvements from CIL* or targeted grants.	Yes / No
Do not incorporate policies on public transport in the Neighbourhood Plan, instead rely on national and local planning policies and let market forces provide services for which demand exists.	Yes / No
Require new development to provide an adequate amount of private and public, off road parking spaces to prevent increased street congestion.	Yes / No
Do not include any policies in the Neighbourhood Plan to seek improvements in off-road parking capacity in the Parish.	Yes / No

*Community Infrastructure Levy (CIL) , operated by VWHDC and helps to pay for infrastructure to support new development, but not to remedy existing deficiencies unless the new scheme makes it worse. Developers pay a levy at a fixed rate set by the by local authority.

Topic 4: Open Space Objective & Options

The Group believes that the following statement sums up the open space objective of the neighbourhood plan. Do you support this statement?

<i>Objective 8: To maintain, enhance and improve access to public open spaces and protect them from development.</i>	Yes / No
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There are options for achieving this objective. Which options do you support? Please circle yes or no against each statement.

Identify areas of recreational value to protect as local green spaces which are of importance to the local community	Yes / No
Create a planning policy for the proposed type of recreational use for the public open space at Wixes Piece	Yes / No
Ensure that any new development that involves the loss of a recreational facility provides for its equivalent re-provision elsewhere in the Parish.	Yes / No
Do nothing. Leave any future planning applications for public open space to be assessed solely by existing national planning policy and the Vale of the White Horse Local Plan.	Yes/No

Topic 5: Better Facilities for Local People Objective & Options

The Group believes that the following statement sums up the better facilities objective of the neighbourhood plan. Do you support this statement?

<i>Objective 9: To seek opportunities wherever possible to maintain and enhance the social and economic vitality of the Parish by supporting and expanding the range of services and facilities available locally to residents and visitors</i>	Yes / No
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There are options for achieving this objective. Which options do you support? Please circle yes or no against each statement.

Include policies in the Neighbourhood Plan that support planning applications for community facilities and health service provision.	Yes / No
Where appropriate, developers of sites should demonstrate that there is safe and easy access for residents to local facilities and services.	Yes / No
Understand the needs of the younger and ageing population in the Parish, and where possible engage with the voluntary and community sector to improve access to services and facilities for the community.	Yes / No
Do not incorporate any policies in the Neighbourhood Plan; planning applications for additional community facilities and health service providers should be considered only by national planning policy and the Vale of the White Horse District Local Plan.	Yes / No

Appendix C Copies of consultation publicity approach letters/Emails
Copies of responses from statutory bodies etc

Feedback Form:

Parish of Ashbury Neighbourhood Plan
Consultation Feedback Form

This form is for the Parish of Ashbury Neighbourhood Plan Pre-submission Consultation

Name of the document this relates to: Parish of Ashbury Neighbourhood Plan, May 2018

Please return to the Parish of Ashbury Neighbourhood Plan Steering Group, c/o Cliff Davies, Spring Cottage, Kingstone Winslow, SN6 8NG or Email to n.plan@shbury.org.uk Closing date for feedback: Friday 6th July, 2018 at 5.00 pm.

This form has two parts

Part A Personal –

Details –

Part B – Your representation(s)

Part A

1. Personal Details*

2. Agent’s Details (if applicable)

*If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.

Title	<input type="text"/>	<input type="text"/>
First Name	<input type="text"/>	<input type="text"/>
Last Name	<input type="text"/>	<input type="text"/>
Job Title (where relevant)	<input type="text"/>	<input type="text"/>
Organisation (where relevant)	<input type="text"/>	<input type="text"/>
Address Line 1	<input type="text"/>	<input type="text"/>
Line 2	<input type="text"/>	<input type="text"/>
Line 3 Post	<input type="text"/>	<input type="text"/>
Code	<input type="text"/>	<input type="text"/>
Telephone Number	<input type="text"/>	<input type="text"/>
E-mail Address	<input type="text"/>	<input type="text"/>

Part B

Name or Organisation:

3. To which parts of the neighbourhood plan does this representation relate?

Paragraph(s)

Policy/Policies

Map(s)

4. Is your representation:

(1) Supporting

(2) Objecting

(3) Commenting

5. Please give details of the grounds why you are supporting or objecting to the plan. Please be as precise as possible. (Continue on a separate sheet /expand box if necessary)

6. Please set out what change(s) you consider necessary to make the plan able to proceed, related to any objections you have raised. You will need to say why this change will enable the plan to proceed. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. (Continue on a separate sheet /expand box if necessary)

Signature:

Date:

EMAIL APPROACH TO STATUTORY BODIES & INTERESTED GROUPS

Cliff Davies

From: [REDACTED]
To: <n.plan@ashbury.org.uk>
Cc: [REDACTED]
Sent: 25 May 2018 10:25
Attach: 1 NP draft V3 web.pdf; PSC-feedback form rev3.pages.zip
Subject: Parish of Ashbury Neighbourhood Plan

We are sending you this Email as we have been given your contact details as a representative of one of the statutory bodies servicing our parish or the neighbouring area.

Today, 25th May 2018, we launch the Pre-submission Consultation on the draft Parish of Ashbury Neighbourhood Plan [ANP] and would appreciate your feedback on the draft Plan. To this end we attach a copy of the ANP pre-submission draft together with a feedback form for your convenience, but these together with all the related documents can also be accessed/downloaded by following the links from the home-page of our website: <http://ashbury.org.uk/ashbury-neighbourhood-plan>

We would ask that the feedback form be returned to us prior to the close of the consultation at 5:00pm on Friday 6th July 2018, and you can do so by Email to: n.plan@ashbury.org.uk or by post to: **The Parish of Ashbury Neighbourhood Plan,** [REDACTED]

Our thanks in anticipation of your assistance.

Cliff Davies
pp: Ashbury Neighbourhood Plan Steering Group

We are sending you this Email as we have been given your contact details as a representative of one of the statutory bodies servicing our parish or the neighbouring area.

Today, 25th May 2018, we launch the Pre-submission Consultation on the draft Parish of Ashbury Neighbourhood Plan [ANP] and would appreciate your feedback on the draft Plan. To this end we attach a copy of the ANP pre-submission draft together with a feedback form for your convenience, but these together with all the related documents can also be accessed/downloaded by following the links from the home-page of our website: <http://ashbury.org.uk/ashbury-neighbourhood-plan>

We would ask that the feedback form be returned to us prior to the close of the consultation at 5:00pm on Friday 6th July 2018, and you can do so by Email to: n.plan@ashbury.org.uk or by post to: **The Parish of Ashbury Neighbourhood Plan,** [REDACTED]
[REDACTED]

Our thanks in anticipation of your assistance.

Cliff Davies
pp: Ashbury Neighbourhood Plan Steering Group

EMAIL APPROACH TO RESIDENTS & BUSINESSES**Cliff Davies**

From: [REDACTED]
To: <n.plan@ashbury.org.uk>
Cc: [REDACTED]
Sent: 25 May 2018 17:53
Attach: 1 NP draft V3 web.pdf; PSC feedback form.pdf
Subject: ANP Pre-submission Consultation

Dear Sir/Madam

As you will no doubt gather, this is a round-robin 'blind copied' to all residents & businesses that have participated in the Plan process' as today, 25th May 2018, we launch the Pre-submission Consultation on the draft Parish of Ashbury Neighbourhood Plan [ANP] and would appreciate your feedback on the draft Plan. To this end we attach a copy of the ANP pre-submission draft together with the feedback form for your convenience, but these together with all the related documents can also be accessed/downloaded by following the links from the home-page of our website:

<http://ashbury.org.uk/ashbury-neighbourhood-plan>

We would ask that the feedback form be returned to us prior to the close of the consultation at 5:00pm on Friday 6th July 2018, and you can do so by Email to: n.plan@ashbury.org.uk or by post to: **The Parish of Ashbury Neighbourhood Plan**, [REDACTED]

Our thanks in anticipation of your assistance.

Cliff Davies
pp: Ashbury Neighbourhood Plan Steering Group

Dear Sir/Madam

As you will no doubt gather, this is a round-robin 'blind copied' to all residents & businesses that have participated in the Plan process' as today, 25th May 2018, we launch the Pre-submission Consultation on the draft Parish of Ashbury Neighbourhood Plan [ANP] and would appreciate your feedback on the draft Plan. To this end we attach a copy of the ANP pre-submission draft together with the feedback form for your convenience, but these together with all the related documents can also be accessed/downloaded by following the links from the home-page of our website:
<http://ashbury.org.uk/ashbury-neighbourhood-plan>

We would ask that the feedback form be returned to us prior to the close of the consultation at 5:00pm on Friday 6th July 2018, and you can do so by Email to: n.plan@ashbury.org.uk or by post to: **The Parish of Ashbury Neighbourhood Plan**, [REDACTED]
[REDACTED]

Our thanks in anticipation of your assistance.

Cliff Davies
pp: Ashbury Neighbourhood Plan Steering Group

SB!



The Parish of Ashbury Neighbourhood Plan
c/o Spring Cottage
Kingstone Winslow
Ashbury
SN6 8NG

Hannah Lorna Bevins
Consultant Town Planner

Tel: 01926 439127
n.grid@amecfw.com

Sent by email:
n.plan@ashbury.org.uk

05 June 2018

Dear Sir / Madam

**Ashbury Neighbourhood Plan Consultation
SUBMISSION ON BEHALF OF NATIONAL GRID**

National Grid has appointed Wood to review and respond to development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the above Neighbourhood Plan consultation.

About National Grid

National Grid owns and operates the high voltage electricity transmission system in England and Wales and operate the Scottish high voltage transmission system. National Grid also owns and operates the gas transmission system. In the UK, gas leaves the transmission system and enters the distribution networks at high pressure. It is then transported through a number of reducing pressure tiers until it is finally delivered to our customers. National Grid own four of the UK's gas distribution networks and transport gas to 11 million homes, schools and businesses through 81,000 miles of gas pipelines within North West, East of England, West Midlands and North London.

To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect our assets.

Specific Comments

An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high pressure gas pipelines, and also National Grid Gas Distribution's Intermediate and High Pressure apparatus.

National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.

Key resources / contacts

National Grid has provided information in relation to electricity and transmission assets via the following internet link:

<http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/>

The electricity distribution operator in The Vale of White Horse Council is SSE Power Distribution. Information regarding the transmission and distribution network can be found at: www.energynetworks.org.uk

Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our infrastructure. We would be grateful if you could add our details shown below to your consultation database:

Gables House
Kenilworth Road
Leamington Spa
Warwickshire CV32 6JX
United Kingdom
Tel +44 (0) 1926 439 000
woodplc.com

Wood Environment
& Infrastructure Solutions UK Limited
Registered office:
Booths Park, Chelford Road, Knutsford,
Cheshire WA16 8QZ
Registered in England.
No. 2190074



Feedback Form:

Parish of Ashbury Neighbourhood Plan Consultation Feedback Form

This form is for the Parish of Ashbury Neighbourhood Plan Pre-submission Consultation

Name of the document this relates to: Parish of Ashbury Neighbourhood Plan, May 2018

Please return to the Parish of Ashbury Neighbourhood Plan Steering Group, c/o Cliff Davies, Spring Cottage, Kingstone Winslow, SN6 8NG or Email to n.plan@shbury.org.uk Closing date for feedback: Friday 6th July, 2018 at 5.00 pm.

This form has two parts –
Part A – Personal Details
Part B – Your representation(s)

Part A

1. Personal Details*

2. Agent's Details (if applicable)

*If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.

Title	Mrs	
First Name	Anne	
Last Name	Lankester	
Job Title (where relevant)	Localities Co-ordinator	
Organisation (where relevant)	Oxfordshire Clinical Commissioning Group	
Address Line 1	Jubilee House	
Line 2	John Smith Drive	
Line 3	Oxford	
Post Code	OX4 2LH	
Telephone Number	01865 337007	
E-mail Address	anne.lankester@oxfordshireccg.nhs.uk	

Part B

Name or Organisation:

3. To which parts of the neighbourhood plan does this representation relate?

Paragraph(s) Policy/Policies Map(s)

4. Is your representation:

- (1) Supporting
- (2) Objecting
- (3) Commenting

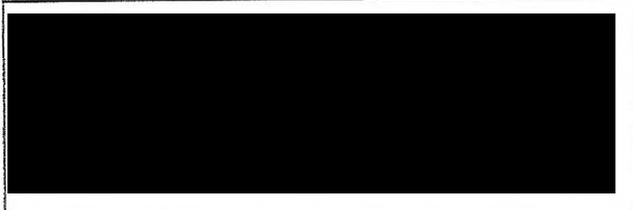
5. Please give details of the grounds why you are supporting or objecting to the plan. Please be as precise as possible. (Continue on a separate sheet /expand box if necessary)

Thank you for asking the Oxfordshire Clinical Commissioning Group (OCCG) to make comment on the draft Ashbury NDP. The OCCG commissions health services for any resident registered with an Oxfordshire GP.

We have read the draft NDP with much interest and can see that a lot of work as gone into the plan to make it an effective document.

As we are all aware there are lots of large housing schemes planned across Oxfordshire putting strain on already stretched health services. The current direction of travel for the OCCG is for larger, more sustainable GP practices, with a focus on different models of care as we face retirements and recruitment challenges.

We would look to the local planning authority and local NDP team to support the local GP practice with CIL or Section 106 funding to develop estates. Where this was not possible the OCCG would consider other options. If you wish to discuss this in more detail please do contact us on the details provided

Signature: 

Date:

----- Original Message -----

From: Bullock Lisa <Lisa.Bullock@networkrail.co.uk>
To: "n.plan@ashbury.org.uk" <n.plan@ashbury.org.uk>
Date: 14 June 2018 at 17:33
Subject: Parish of Ashbury Neighbourhood Plan

Dear Sir or Madam,

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

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

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

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

We trust these comments will be considered in your preparation of the forthcoming Plan documents.

Yours faithfully

Lisa Bullock MRTPI
Town Planner (Western and Wales) |Property Network Rail

1st Floor | Temple Point | Redcliffe Way | Bristol |BS1 6NL

M 07710940757

E lisa.bullock@networkrail.co.uk

www.networkrail.co.uk/property

S13/4

← → **B** *I* ☰ ☷ ☹ ☺ Formats ▾ Arial ▾ 11pt ▾ A ▾

Many thanks for your response Peter

And rest assured that your comments will be included/considered in our review at the close of the consulta

Thanks again

Cliff Davies

Ashbury Parish Neighbourhood Plan

e: n.plan@ashbury.org.uk (mailto:n.plan@ashbury.org.uk)

On 05 July 2018 at 11:53 Lambourn Parish Council <lambournpc@btconnect.com> wrote:

Dear Mr. Davies,

PARISH OF ASHBURY NEIGHBOURHOOD PLAN

Thank you for your email regarding the draft Ashbury Neighbourhood Plan. It was discussed at a meet and noted at the Full Council Meeting on 4th July 2018. Please find attached the consultation form.

We believe that the plan has no adverse impact on the parish of Lambourn and would like to congratulate producing such a well written, well-constructed and considered document. We wish you well for the sm

Kind Regards,

Peter Penfold

Chairman,

Lambourn Parish Council

The Memorial Hall, Oxford Street, Lambourn, Berkshire. RG17 8XP

Feedback

Send

Save

Discard

SBS

Cliff Davies

From: "Ashbury Neighbourhood Plan" <n.plan@ashbury.org.uk>
To: [REDACTED]
Sent: 03 August 2018 14:52
Attach: 1 NP draft V3 web.pdf; PSC-feedback form rev3.pages.zip
Subject: Fwd: Parish of Ashbury Neighbourhood Plan

*Cliff Davies - Chair**ANP Steering Group*

----- Original Message -----

From: Sarah Chidgey <sarah@chidgeypr.co.uk>
To: n.plan@ashbury.org.uk
Cc: Aldbourne Parish Council <aldbournepc@yahoo.co.uk>
Date: 05 July 2018 at 20:29
Subject: Parish of Ashbury Neighbourhood Plan

Thank you very much for giving us the opportunity to comment on Ashbury's Neighbourhood Plan.

It was a very comprehensive document.

We have no comments to make.

Sarah Chidgey
 Acting Chairman Baydon Parish Council

----- Forwarded message -----

From: CLIFF DAVIES <cliffdavies1@btinternet.com>
Date: Thu, May 31, 2018 at 12:34 PM
Subject: Parish of Ashbury Neighbourhood Plan
To: <n.plan@ashbury.org.uk>
Cc: Cliff Davies <cliffdavies1@btinternet.com>

We are sending you this Email as one of the statutory bodies representing or serving one of the areas adjoining our parish.

Our Pre-submission Consultation on the draft Parish of Ashbury Neighbourhood Plan [ANP] launched on 25th May 2018 and we would appreciate your feedback on the draft Plan. To this end we attach a copy of the ANP pre-submission draft together with a feedback form for your convenience, but these together with all the related documents can also be accessed/downloaded by following the links from the home-page of our website: <http://ashbury.org.uk/ashbury-neighbourhood-plan>

We would ask that the feedback form be returned to us prior to the close of the consultation at 5:00pm on Friday 6th July 2018, and you can do so by Email to: n.plan@ashbury.org.uk or by post to: **The Parish of Ashbury Neighbourhood Plan, c/o Spring Cottage, Kingstone Winslow, Ashbury, SN6 8NG.**

Our thanks in anticipation of your assistance, but if you have any difficulty accessing either the attached documents or our website, please do not hesitate to contact us.

Cliff Davies
 pp: Ashbury Neighbourhood Plan Steering Group

Date: 06 July 2018
Our ref: 248162

SBG



Vale of White Horse District Council

BY EMAIL ONLY

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

T 0300 060 3900

Dear Sir or Madam

Planning Consultation: Ashbury Neighbourhood Plan: Pre-submission consultation Reg 14

Thank you for your consultation on the above dated 25th May 2018.

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

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

In our review of the Ashbury Neighbourhood Plan we have a few comments to make:

- **Objectives-** We would like to remind you of your commitments to the environment as set out in the NPPF and also The Vale of White Horse Local Plan 2031. While the Local Plan covers environmental objectives and policies for the district, environmental objectives at the neighbourhood level are a good opportunity to define local priorities for biodiversity conservation and enhancement, and to think about identifying key habitats, species and opportunities to improve habitat connectivity and green infrastructure. Please consider including the example objectives below which can be tailored to the plan area:
 - To maintain and enhance biodiversity in the neighbourhood plan area, with a goal towards providing a net gain of biodiversity for all development proposals.
 - To create, protect, enhance and manage green infrastructure and networks of biodiversity.
 - To plan for biodiversity at a landscape-scale, and safeguard and enhance connectivity of local ecological networks.
- **Policies-** Following on from the suggested environmental objectives, we suggest creating a new set of environmental policies. We have provided a list of suggestions to include in the policies and linked them to the relevant legislation for ease of reference:
 - **Net gain of biodiversity:** Please ensure that any development policy in your plan includes wording to ensure "all development results in a biodiversity net gain for the neighbourhood plan area". All development proposals should maintain and enhance existing on-site biodiversity assets, and provide for wildlife needs on site, where possible. Where appropriate, on-site enhancements such as new roosting features for bats or nesting features for birds should be incorporated into the fabric of development. Policies around Biodiversity Net Gain should propose the use of a biodiversity measure for development proposals. Examples of calculation methods are included in Annex A.

For further reference please see paragraph 109 of the NPPF, and Section 40 of the Natural Environment and Rural Communities Act 2006 (NERC Act).

- **Green infrastructure (GI):** Elements of GI such as open green space, wild green space, allotments, and green walls and roofs can all be used to create connected habitats suitable for species adaptation to climate change. Green infrastructure also provides multiple benefits for people including recreation, health and well-being, access to nature, opportunities for food growing, and resilience to climate change. Annex A provides examples of Green Infrastructure. Development proposals required to provide on-site green infrastructure must provide Green Infrastructure management plans, with proposals including funding for the long-term management of the assets. For further reference please see paragraph 114 of the NPPF.
- **Connectivity:** Proposals for development should provide wildlife corridors that allow wildlife to move from one area of habitat to another. Where ecologically relevant, fences and walls are encouraged to incorporate features that allow dispersal of wildlife through areas of green space and gardens. We recommend keeping green space within villages and across developments in order to maintain connectivity of wider ecological networks. Green spaces in built-up areas also help the health and wellbeing of residents. For further reference please see paragraphs 113 and 117 of the NPPF.
- **Brownfield land:** We recommend mentioning favouring developing on brownfield sites over greenfield sites, provided the brownfield land is not of high environmental value. Removal of green space in favour of development may have serious impacts on biodiversity and connected habitat and therefore species ability to adapt to climate change. For further reference please see paragraphs 110 and 111 in the NPPF.
- **Priority habitats and species:** Planning policies should promote the preservation, restoration and re-creation of priority habitats, and promote the recovery of priority species populations. Please consult Annex A for guidance on how to find priority species and habitats in the Ashbury neighbourhood area. For further reference please see paragraph 117 of the NPPF.
- **North Wessex Downs AONB:** We note that a significant part of the parish lies within North Wessex Downs AONB. We guide you towards paragraphs 115 and 116 of the NPPF for reference on development in AONBs. We remind you that development proposals brought forward for allocated sites within the boundaries of, or in the setting of, the AONB are required to have independent LVIA in line with the Guidelines for Landscape and Visual Impact Assessment (V3) May 2013 (or as replaced).
- As the neighbourhood plan does not allocate any sites for development, we have no specific comment to make on this matter.

The recently produced [Neighbourhood Plan for Benson](#), in South Oxfordshire provides an excellent example. The plan has recently received the go ahead at referendum, and we are of the opinion that the policy wording around the Environment, Green Space and Biodiversity is exemplar. We would recommend you considering this document, when reviewing yours.

Annex A provides information on the natural environment and issues and opportunities for your Neighbourhood planning.

Yours sincerely

Milena Petrovic
Adviser
Sustainable Development
Thames Team

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

Natural Environment Information Sources

The [Magic](http://magic.defra.gov.uk/)¹ website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification**, **Ancient Woodland**, **Areas of Outstanding Natural Beauty**, **Local Nature Reserves**, **National Parks (England)**, **National Trails**, **Priority Habitat Inventory**, **public rights of way (on the Ordnance Survey base map)** and **Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available [here](#)².

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)³. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)⁴.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty** (AONB), the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](http://magic.defra.gov.uk/)⁵ website and also from the [LandIS website](http://www.landis.org.uk/)⁶, which contains more information about obtaining soil data.

Natural Environment Issues to Consider

The [National Planning Policy Framework](https://www.gov.uk/government/publications/national-planning-policy-framework--2)⁷ sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/)⁸ sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan on the natural environment and the need for any environmental assessments.

¹ <http://magic.defra.gov.uk/>

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

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

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

⁵ <http://magic.defra.gov.uk/>

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

⁷ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁸ <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

Landscape

Paragraph 109 of the National Planning Policy Framework (NPPF) highlights the need to protect and enhance valued landscapes through the planning system. Your plan may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)⁹), such as Sites of Special Scientific Interest or [Ancient woodland](#)¹⁰. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species and habitat

You'll also want to consider whether any proposals might affect priority species (listed [here](#)¹¹) or protected species. Natural England has produced advice [here](#)¹² to help understand the impact of particular developments on protected species. Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land, further information including links to the open mosaic habitats inventory can be found [here](#).

Ancient woodland and veteran trees-link to standing advice

You should consider any impacts on ancient woodland and veteran trees in line with paragraph 118 of the NPPF. Natural England maintains the Ancient Woodland [Inventory](#) which can help identify ancient woodland. Natural England and the Forest Commission have produced [standing advice](#) for planning authorities in relation to ancient woodland and veteran trees. It should be taken into account by planning authorities when determining relevant planning applications. Natural England will only provide bespoke advice on ancient woodland/veteran trees where they form part of a SSSI or in exceptional circumstances

Biodiversity net gain

Under section 40 of the Natural Environment and Rural Communities Act 2006 Local Planning Authorities are required to conserve biodiversity. The NPPF section 109 states "*the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity wherever possible*". . Suitable methods for calculating biodiversity net gain can include the Defra biodiversity offsetting metric¹³ and the environment bank biodiversity impact calculator¹⁴. Natural England would expect a policy within the Neighbourhood Plan to include wording to ensure that net biodiversity gain is achieved.

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

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

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

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

¹³ <https://www.gov.uk/government/collections/biodiversity-offsetting#guidance-for-offset-providers-developers-and-local-authorities-in-the-pilot-areas> Note; the 'Guidance for developers' and 'Guidance for offset providers' documents provide a calculation method.

¹⁴ <http://www.environmentbank.com/impact-calculator.php> , and http://www.google.co.uk/url?sa=t&rct=j&q=&esrc=s&source=web&cd=3&ved=0ahUKewj7vcbI0aDQAhVMDcAKHb8IDEUQFqgsMAI&url=http%3A%2F%2Fconsult.welhat.gov.uk%2Ffile%2F4184236&usq=AFQjCNFfkbJlJQ_UN0044Qe6rmiLffxckg

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see our publication [Agricultural Land Classification: protecting the best and most versatile agricultural land](#)¹⁵.

Green Infrastructure, Improving Your Natural Environment.

Inclusion of Green Infrastructure (GI) in to development plans can provide multifunctional benefits to the area. These can include opportunities for recreation, health and wellbeing and access to nature as well as providing connected habitats for wildlife.

Your plan or order can offer exciting opportunities to enhance your local environment through inclusion of GI. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained, connected, enhanced or new features you would like to see created as part of any new development. Examples might include:

- Providing a new footpath with landscaping through the new development to link into existing rights of way or other green spaces.
- Restoring a neglected hedgerow or creating new ones.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Considering how lighting can be best managed to encourage wildlife.
- Adding a green roof or walls to new or existing buildings.

You may also want to consider enhancing your local area in other ways, for example by:

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance on this](#)¹⁶).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition or clearing away an eyesore).

¹⁵ <http://publications.naturalengland.org.uk/publication/35012>

¹⁶ <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>

Green Roofs

Natural England is supportive of the inclusion of living roofs in all appropriate development. Research indicates that the benefits of green roofs include reducing run-off and thereby the risk of surface water flooding; reducing the requirement for heating and air-conditioning; and providing habitat for wildlife.

We would advise your council that some living roofs, such as sedum matting, can have limited biodiversity value in terms of the range of species that grow on them and habitats they provide. Natural England would encourage you to consider the use of bespoke solutions based on the needs of the wildlife specific to the site and adjacent area. I would refer you to <http://livingroofs.org/> for a range of innovative solutions.

SB 7



Environment & Economy
County Hall
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Director for Planning and
Place – Susan Halliwell

6 July 2018

Ashbury Neighbourhood Plan Steering
Group

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Copy:
planning.policy@whitehorse.gov.uk

Dear Cliff Davies,

Ashbury – Draft Pre-Submission Neighbourhood Plan

We have reviewed the draft Ashbury neighbourhood plan and note that no allocations are proposed. The area is rural and Ashbury is defined as a 'smaller village' in the Vale of White Horse Local Plan Part 1 where limited infilling is envisaged. You are not proposing any allocations of land for housing.

Heritage – Archaeology

Although the draft plan refers to the historic environment, it does not include any specific policies to protect non-designated assets. We would suggest a policy on the following lines.

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

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

Transport

We acknowledge the thorough and useful text around transport and accessibility starting at 7.47 and including Policy 7. As you note, the existing bus service is operated by West Berkshire County Transport Services and therefore the matter of funding to sustain that bus service will be a cross-boundary matter. Further consideration could be given to your paragraph 7.56 – please note that the availability of public transport is a land use consideration, although it is unlikely to be

of significance for small scale developments (on larger scale developments it is expected that there will be suitable public transport availability).

Key Infrastructure Requirements are set out in Appendix 3. These include:

- a. A new bus service to Shrivenham
- b. Funding to sustain the existing bus service
- c. Speed restrictions on the exits/entrances to Ashbury
- d. Sustainable transport measures

The Appendix is referred to in 7.96 and preceding paragraphs in the context of priorities for CIL spending. A parish with a neighbourhood plan will obtain 25% of CIL arising in that parish from new development. Due to the lack of housing allocations and the policies of the Local Plan restricting development, it is unlikely that there will be new development on the scale to support much infrastructure either directly to mitigate the development or indirectly through 25% of the CIL. It is therefore our view that the items 'a' to 'd' above, and in particular 'a', may not be able to be achieved. We suggest at least that Appendix 3 is re-phrased to make it clear (like Appendix 2) that these are infrastructure aspirations. Judgements about the feasibility/appropriateness of these measures would need to be made with specific regard to any particular development proposal as and when it comes forward. The County Council can only request contributions where they meet relevant tests including that it is: 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.

Yours faithfully,

Lynette Hughes

Lynette Hughes
Senior Planning Officer

Email: Lynette.Hughes@oxfordshire.gov.uk

SB 8

Planning

HEAD OF SERVICE: Adrian Duffield



Sent via e-mail

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135 Eastern Avenue
Milton Park
Milton
OX14 4SB
Our reference: Ashbury NDP

28 June 2018

Dear ,

Ashbury Neighbourhood Plan (ANP) – June 2018 Pre-Submission Consultation

Thank you for providing the Planning Policy Team with an opportunity to comment on the Pre-Submission Version of the Ashbury Neighbourhood Plan (ANP).

Officers recognise the significant amount of volunteer time that has been spent on working towards your draft plan.

Having now seen a draft, along with a number of evidence studies, we are able to offer this further informal officer advice, under our duty to support neighbourhood plans. Our response provides our key comments. It focuses on helping the plan to pass examination by meeting the basic conditions set out in legislation and national policy and guidance.

To communicate our response in a simple and positive manner, we produced a table containing a copy of the relevant section/policy of the NDP, our comments and, where possible, a recommendation. Officers are committed to continue to work with the Group in progressing its NDP and if the Group has any comments regarding the officer comments, please do contact the Planning Policy Team.

Our comments at this stage are merely a constructive contribution to the process and should not be interpreted as the Council's formal view about whether the draft plan meets the basic conditions and it will ultimately be for the examiner to determine whether the NDP meets the basic conditions.

Health Check

In advance of the referendum on your neighbourhood plan, there is a requirement for it to undergo examination by an independent person to check if it meets the Basic Conditions. Often the examiner will make a series of recommendations, which often include modifications to various aspects of a neighbourhood plan. Examiners also



make a recommendation on whether a neighbourhood plan should proceed to referendum.

We recommend a 'health check' on your NP is carried out by an independent and suitable qualified person, in advance of submission to the district council. A health check is an excellent way to achieve an independent view on whether your plan is ready for examination and will meet the Basic Conditions and all other required legislation.

Yours sincerely

Ben Davis
Planning Policy Officer

Section/Policy	Comment	Recommendation
<p>General requirements for neighbourhood plans: evidence base</p>	<p>A neighbourhood plan should be supported by a proportionate (in the work required) and robust (to withstand scrutiny) planning evidence base.</p> <p>The three core evidence base documents are the Basic Conditions Statement, Consultation Statement and Environmental Report (SEA or SA Report). These should be the primary method of demonstrating how the Plan meets requirements, to help pass the examination and ensure it can be made part of the Development Plan.</p> <p>Other evidence base documents may be submitted for examination where they have been prepared and lend support to the Plan.</p> <p>Officers acknowledge there are many evidence base documents available to view and comment upon alongside the draft Plan, which is helpful.</p> <p>Officers would advise the Group to consider the comments received through the consultation and consider whether amendments are required to these documents prior to Submission.</p> <p>It may be helpful to provide the date for each evidence base document referred to in the Plan.</p> <p>In Section 7, paragraph 7.10, reference is made to the Character Appraisal. It may be helpful to state that this appraisal has been undertaken in accordance with national policy and guidance and current best practice.</p>	<p>Prepare the three core evidence base studies and consider whether amendments are required to the evidence base studies before submission following comments from stakeholders and any health check.</p>
<p>Chapter 4</p>	<p>In paragraph 4.2 it may be helpful to consider making reference to the National Planning Practice Guidance (PPG) which provides additional guidance to the National Planning Policy Framework (NPPF)</p>	

Section/Policy	Comment	Recommendation
<p>General requirements for neighbourhood plans: Basic Conditions</p>	<p>Neighbourhood plans must meet the Basic Conditions. All of these can be found in paragraph 65 of the national guidance https://www.gov.uk/guidance/neighbourhoodplanning--2#basic-conditions-for-neighbourhoodplan-to-referendum</p> <p>One of these states that the “neighbourhood plan must be in general conformity with the strategic policies contained in the development plan”. Up to date strategic policies are set out in the local plan, which consists of the recently adopted Local Plan 2031: Part 1 (Part 1 plan) and will be followed by the emerging Local Plan 2031: Part 2 (Part 2 plan). All of the Part 1 plan is considered to be strategic, which will be supplemented by strategic policies in the Part 2 plan. Development management policies will also be set out in the Part 2 plan. More information on the progress and expected timetable of the Part 2 plan is set out on our website.</p> <p>No sites are allocated in the Part 1 or Part 2 plan in the Parish of Ashbury.</p>	<p>It is recommended the Group carefully consider how the Plan meets the Basic Conditions and why.</p>
<p>General comments about getting a health check from an independent examiner/NPIERS as previously recommended</p>	<p>Officers are aware that a Basic Conditions Statement is being prepared.</p> <p>Neighbourhood planning is a positive tool for communities to help shape development in their area.</p> <p>Seeking independent advice from a suitably qualified professional on whether the neighbourhood plan will meet the Basic Conditions is strongly recommended. Two options that could be considered are to seek the views of an examiner or consultant or to carry out a health check on your plan. Officers are aware that the Group has employed consultants to assist in preparing the plan who may be able to assist in undertaking this exercise.</p> <p>A health check gives valuable independent insight into whether a neighbourhood plan is expected to meet the Basic Conditions and helps to inform the final submission plan. Neighbourhood plan health checks are often available from consultants and separately an independent service that was set up by various professional bodies.</p>	<p>A health check is advised to assist the preparation of the final submission plan.</p>



Section/Policy	Comment	Recommendation
Policy 1: Design and Heritage	Officers advise the group to consider criteria 5 of this policy alongside Core Policy 39: Historic Environment and national policy, with particular reference to the need to 'conserve and enhance' heritage assets	
Chapter 7: Land Uses Policies	This section could make reference to the Vale of White Horse Landscape Character Assessment which was produced as part of the Local Plan 2031 Part 2 evidence. http://www.whitehorsedc.gov.uk/java/support/dynamic_serve.jsp?ID=902931893&CODE=3F1C966299F520ECDF73A3C67A8D4D3F	As per comments.
Chapter 7: Land Uses Policies	This section could make reference to the Oxfordshire Historic Landscape Characterisation Project produced by Oxfordshire County Council and Historic England: https://www2.oxfordshire.gov.uk/cms/content/oxfordshire-historic-landscape-characterisation-project	As per comments.
Chapter 7: Land Use Policies	This section could make reference to the North Wessex Downs AONB Management Plan 2014-2019: http://www.northwessexdowns.org.uk/uploads/File_Management/NWD_Docs/About_Us/Management_Plan/NWD_AONB_Management_Plan_2014-19.pdf	The North Wessex Downs AONB Management Plan sets out policies and objectives relating to dark night skies.
Design, Heritage and Setting		
Dark Skies		
Chapter 7: Land Use Policies	This section could make reference to the Vale of White Horse Landscape Character Assessment which was produced as part of the Local Plan 2031 Part 2 evidence. http://www.whitehorsedc.gov.uk/java/support/dynamic_serve.jsp?ID=902931893&CODE=3F1C966299F520ECDF73A3C67A8D4D3F	As per comments.
Views and Vistas		
Chapter 7: Land Use Policies	This section could also make reference to the Vale of White Horse Landscape Character Assessment which supports Development Policy 29: Settlement Character and Gaps in the emerging Local Plan 2031 Part 2.	As per comments.

Section/Policy	Comment	Recommendation
Spatial Strategy Chapter 7: Land Uses Policies Transport & Accessibility	<p>At paragraph 7.59 it may be helpful to make reference to the following publications:</p> <p>Oxfordshire County Council's Rights of Way Management Plan 2015-2025: https://www2.oxfordshire.gov.uk/cms/content/oxfordshires-rights-way-management-plan</p> <p>Oxfordshire County Council (2017) Countryside Access Maps https://www2.oxfordshire.gov.uk/cms/content/countryside-access-maps</p> <p>Natural England (2017) CRoW & Coastal Access Maps http://www.openaccess.naturalengland.org.uk/wps/portal/oasys/maps/MapSearch!/lut/p/c5/04_SB8K8xLLM9MSSzPy8xBz9CP0os3qfawMzDyNnA0v_kCBXA08DT38XHv9PQ38DE6B8pFm8AQ7gaEBAdzjIPrN4M3cfC0MmfwNLg0A_CwNPC3MTI0cPbwMDY1OIPB7zTzyc1P1C3IjDL-JMHBUbQs8ezw!!/dl3/d3/L2dBISEvZ0FBIS9nQSEh/</p>	As per comments.
Chapter 7: Land Use Policies Open & Local Green Spaces	<p>At paragraph 7.64 it may be helpful to consider a reference to Oxfordshire County Council's Countryside Access Maps, available to view and access at: https://www2.oxfordshire.gov.uk/cms/content/countryside-access-maps</p>	OCC's Countryside Access Maps show access points and permissive linking routes.
Chapter 7: Land Use Policies Better Facilities for Local People	<p>This section could make reference to the following evidence base documents to support the Local Plan 2031 Part 2:</p>	

Section/Policy	Comment	Recommendation
	<p>Vale of White Horse Open Spaces Report:</p> <p>http://www.whitehorsedc.gov.uk/java/support/dynamic/serve.jsp?ID=902931571&CODE=792953738B8EE27C9EF0288A70B4FAE5</p> <p>Vale of White Horse Local Leisure Facilities Report:</p> <p>http://www.whitehorsedc.gov.uk/java/support/dynamic/serve.jsp?ID=902931569&CODE=7E4EF515AF9E3C059831A5F36F5B6BB8</p>	<p>The Open Spaces Report provides a parish quantitative assessment for each typology of open space, e.g. allotments, parks and gardens, amenity green space, children's play and youth provision.</p> <p>The Local Leisure Facilities Report provides a qualitative audit for village and community halls across the district, including proposals for improvements where appropriate. This includes an audit of Ashbury Village Hall.</p>