

THE BALDONS NEIGHBOURHOOD DEVELOPMENT PLAN

Consultation Statement

SUBMISSION DRAFT

January 2018

Contents

1	Introduction	4
2	Decision to Proceed	4
3	Stages of Consultation: Material and Consultees.....	4
3.1	Stage 1: Data Gathering.....	4
3.1.1	Consultation Paper	4
3.1.2	The Consultees.....	5
3.1.3	Housing Needs Survey	5
3.2	Stage 2	5
3.2.1	Purpose	5
3.2.2	Notice.....	5
3.2.3	Attendance	5
3.2.4	Meetings with extra-village Landowners	6
3.3	Stage 3: Scoping Report.....	6
3.4	Stage 4: Pre Submission.....	6
3.4.1	Consultation period	6
3.4.2	The Consultees.....	6
4	Consultation Comments	7
4.1	Comments from Stage 1 Consultation.....	7
4.2	Comments from Stage 2 Consultation.....	7
4.3	Comments from Stage 3 Consultation.....	7
4.4	Stage 4 – Comments from Pre submission Consultation	8
4.4.1	Statutory Consultees	8
4.4.2	Village Consultation	9
5	Responses to Comments Received.....	9
5.1	Comments on Stage 3 Consultation	9
5.1.1	Nature England	9
5.1.2	Historic England	9
5.2	Comments on Stage 4 Consultation	9
5.2.1	South Oxfordshire District Council	9
5.2.2	Oxfordshire County Council.....	9
5.2.3	Nature England	9
5.2.4	Historical England	9
5.2.5	Local Residents	9

APPENDICES

APPENDIX A: Neighbourhood Plan Proposal

APPENDIX B: Consultation Material and Consultees

B1: Residents Consultation Paper

B2 Letter to Interested Parties

B3: Baldon Feast Exhibition Material

B4: Notes of meetings with extra-village Landowners

B5: Pre-submission consultation covering letter for local residents

B6: Pre-submission consultation email for statutory consultees

APPENDIX C Consultation Comments

C.1 Stage 3 Consultation comments from Nature England

C.2 Stage 3 Consultation comments from Historical England

C.3 Stage 4 Consultation comments from South Oxfordshire District Council

C.4 Stage 4 Consultation comments from Oxfordshire County Council

C.5 Stage 4 Consultation comments from Nature England

C.6 Stage 4 Consultation comments from Historic England

C.7 Stage 4 Consultation comments from local residents

APPENDIX D Responses to comments received

D.1 Responses to Stage 3 comments

D.2 Responses to Stage 4 comments from Statutory Consultees

D.3 Responses to Stage 4 comments from Barclay Farms Ltd

D.4 Responses to Stage 4 comments from Local Residents

1 Introduction

This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012. Section 15(2). Part 5 of the Regulations sets out what a Consultation Statement should contain:

- details of the persons and bodies who were consulted about the proposed Neighbourhood Plan;
- how they were consulted;
- the main issues and concerns raised by the persons consulted;
- how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.

2 Decision to Proceed

At the meeting of 14th July 2015 the Baldons Parish Council (BPC), following an informal meeting with Rona Knott from SODC, resolved to go ahead with a Neighbourhood Plan and nominated a working party of Parish Councillors to progress this. Subsequently a draft proposal was presented to the BPC at the next Council meeting (8th September) at which it was adopted and agreed that it would be distributed to all Baldon residents. This paper, presented in Appendix A, was delivered to each household. It described the purpose of a Neighbourhood Plan, its cost and its benefits. Residents were asked whether or not they were in favour of the preparation of a Neighbourhood Plan and whether or not they would like to be involved in the Plan preparation. The response was strongly in favour (93 positive response against 7 negative) with 15 residents expressing a wish to participate. These volunteers were invited to an initial meeting at which those attending agreed to form an Advisory Group.

3 Stages of Consultation: Material and Consultees

3.1 Stage 1: Data Gathering

3.1.1 Consultation Paper

In the first stage of consultation a Residents Consultation Paper was issued in the first week of February 2016 to all residents of the combined parishes comprising the Plan Area for a 5 week consultation paper. This paper, reproduced in Appendix B.1, included:

- An Introduction
- An outline of the approach
- The Questionnaire

140 written responses were received and an analysis of the responses to the questionnaire was presented at a Public Meeting held in the Seven Stars public house in Marsh Baldons on March 22nd 2016.

3.1.2 The Consultees

Consultees	Material	Means of consultation
Residents in Plan Area	Consultation Paper Exhibition	- Delivery of Paper to all residents - Village website - Email - Parish Magazine - Notice boards
Interested parties - The Queens College Oxford - Barclay Farms Ltd - Parsonage Farm - Durham Leys Farm - The Baldons and Nuneham Community Society (owners of Seven Stars) - Baldons churches - Baldon Village Hall committee - Baldons C of E Primary School	Letter with invitation to the 22nd March Public meeting A copy of the letter is included in Appendix B.2	Post

3.1.3 Housing Needs Survey

A Housing Needs Survey was commissioned from Community First Oxfordshire, who prepared a second questionnaire which was distributed to all 175 households at the end of April 2016. 64 responses were received.

3.2 Stage 2

3.2.1 Purpose

The second Public Consultation consisted of an exhibition as part of the annual Baldon Feast held on the Green on 20th August 2016. The exhibition material is included in Appendix B.3 and comprised:

- A summary of the analysis of Questionnaire responses
- A summary of the Housing Needs Survey
- A statement of the draft objectives and strategies of the Baldons Neighbourhood Plan
- The draft Policies by which it was proposed to meet these objectives
- A call for sites for new houses
- The proposed criteria by which the sites proposed would be assessed
- An outline of the proposed Baldons Design Guide.

3.2.2 Notice

Notice of the Exhibition was given in the Baldons Feast publicity - leaflets to all households, Parish Magazine, village website and posters.

3.2.3 Attendance

Attendance was good with over 35 written comments and responses to the call for sites.

3.2.4 Meetings with extra-village Landowners

Meetings were held in July 2016 with the two organisations based outside the Baldons but with land holdings within the Plan area: The Queens College and Barclay Farms Ltd. The purpose of the meetings was to inform these organisations of the progress being made on the preparation of the Plan. Notes of these meetings are included in Appendix B.4.

3.3 Stage 3: Scoping Report

The draft Scoping Report was sent to the following statutory consultees for their comment on 1st September 2016 for a 6 week consultation paper:

- Historic England
- Natural England
- The Environment Agency

3.4 Stage 4: Pre-Submission

3.4.1 Consultation period

This consultation lasted for 7 weeks from the 20th August until 8th October 2017. A public meeting was held in The Baldons Village Hall in the last week of this period on 3rd October 2017.

3.4.2 The Consultees

Local Residents

Local residents were informed by means of a hard copy of the draft Plan with a covering letter, a copy of which is given in Appendix B.5. All the supporting material was loaded onto the Baldons website at this time. Warning of the consultation had previously been given in the July edition of the Parish Newsletter. The public meeting was further advertised by means of email and public posters.

Landowners

The Queens College and Barclay Farms Ltd, both owners of land within, but based outside the Plan area were informed of the consultation by email.

Statutory Consultees

The following statutory bodies were consulted by email sent on the 18th August. A copy of the email is presented in Appendix B.6

local planning authority, county council and parish councils

South Oxfordshire District Council
Vale of White Horse DC
Oxfordshire County Council
Nuneham Courtenay Parish Council
Sandford Parish Council
Berinsfield Parish Council
Garsington Parish Council

Other Public bodies

The Coal Authority
The Homes & Communities Agency
Natural England
Environment Agency
Historic England
Network Rail
Highways England
Marine Management
Gigaclear
British Telecom plc
Oxfordshire Clinical Commissioning Group
SSE Energy Supply
British Gas
National Grid
Thames Water

4 Consultation Comments

4.1 Comments from Stage 1 Consultation

140 responses to the Questionnaire were received. An analysis of the responses was exhibited at the public meeting of 22nd March 2016 and is presented in the Scoping Report.

4.2 Comments from Stage 2 Consultation

29 villagers signed the visitors book, of which 12 offered various comments and some contributed to the call for sites.

4.3 Comments from Stage 3 Consultation

Two comments on the Scoping Report were received from the statutory consultees: Historical England and Natural England. The letters from both these organisations are presented in Appendices C .1 and C.2 and are summarised as follows:

Natural England

- Baseline Evidence: reference to Agricultural Land Classification should be included.
- Sustainability Issues and Challenges: this section should include the possibility of restoration and enhancement of biodiversity in the Baldons and the issues of public access to nature.
- Sustainability Objectives: should include the objective of avoiding the loss of the best and most versatile agricultural land.

Historic England

- Baseline Evidence: should include a review of the Baldons archaeological heritage identifying previous records of archaeological remains.

4.4 Stage 4 – Comments from Pre-submission Consultation

4.4.1 Statutory Consultees

Substantial comments were received from:

- South Oxfordshire District Council
- Oxfordshire County Council
- Natural England
- Historic England

South Oxfordshire District Council

The District Council's comments were restricted to

- Section 3.1 "The Vision" which they consider meets NPPG guidance and NPPF policies but would benefit from a little amplification.
- Comments on the Policies with suggested changes to the wording.

Oxfordshire County Council

The County Council commented on the following points:

- Marsh Baldon School – its capacity and car parking problems
- Traffic and transport in the Baldons
- Environmental issues and the impact of development on biodiversity

Natural England

Natural England commented on the following subjects:

- The requirement of all development to enhance biodiversity
- The possibility of green space designation for areas other than Marsh Baldon Green
- Additional measures to enhance the environment using CIL money
- A measure for biodiversity enhancement
- The need to assess development sites for the best and most versatile agricultural land

Historic England

Historic England's comments are itemised in Appendix C. 6 and are summarised as follows:

- The need for a more thorough appraisal of the impact of development on heritage assets including the conservation areas, listed buildings, locally important non designated buildings and archaeology
- More detail of the listed buildings and monuments
- The inclusion of important non-designated buildings in the Village Character Assessment
- A note on the condition of listed buildings
- The need to impose a duty to conserve and enhance heritage assets in the Plan Policies

4.4.2 Village Consultation

A high level of interest was shown by local residents to the consultation on the draft pre-submission Plan, with 104 villagers (a high proportion of the adult population) attending the public meeting many providing written comments. These comments have been organised into three broad categories, summarised in Appendix C.7:

- The assessment of development sites
- Social / affordable housing
- Other issues

5 Responses to Comments Received

5.1 Comments on Stage 3 Consultation

5.1.1 Natural England

We have now included a reference to the Agricultural Land Classification in the Scoping Report. This reveals that the land in the west and south of our area is classed as very good whereas the land in the east is poor. We have accordingly included the preservation of “best and most versatile” land in the sustainability objective.

We have addressed the objective of enhancing biodiversity as well as merely protecting it.

5.1.2 Historic England

We have addressed the subject of the archaeological heritage.

5.2 Comments on Stage 4 Consultation

5.2.1 South Oxfordshire District Council

The comments of SODC are accepted and the Plan will be modified accordingly.

5.2.2 Oxfordshire County Council

5.2.3 Natural England

5.2.4 Historic England

Historic England’s comments have been addressed by an expanded Village Character Assessment giving more details of heritage issues and a more detailed and thorough appraisal of the impact of development sites on heritage assets. Our detailed response to the comments received from Historic England are presented in Appendix D.2

5.2.5 Local Residents

Our responses to the comments received from local residents as well as from Barclay Farms Ltd are detailed in Appendix D.3.

APPENDIX A

THE BALDONS NEIGHBOURHOOD PLAN PROPOSAL

Introduction

Since the passing of the Localism Act in 2011, communities, such as the Baldons, have the opportunity of creating a Neighbourhood Plan. After much deliberation, the Baldons Parish Council strongly believe such a plan would be in our collective interest, but can only embark on the preparation of a Plan with the assent and support of the village. This document explains what a Neighbourhood Plan is, its scope, benefits and limitations, the process by which it would be prepared and its cost.

Neighbourhood Planning

Instead of local people being told what to do, the Government thinks that local communities should have genuine opportunities to influence the future of the places where they live. The Act introduces a new right for communities to draw up a neighbourhood plan. Neighbourhood planning will allow communities, both residents, employees and business, to come together through a local parish council or neighbourhood forum and say where they think new houses, businesses and shops should go – and what they should look like. These plans can be very simple and concise, or go into considerable detail where people want. Local communities will be able to use neighbourhood planning to grant full or outline planning permission in areas where they most want to see new homes and businesses, making it easier and quicker for development to go ahead. Provided a neighbourhood development plan or order is in line with national planning policy, with the strategic vision for the wider area set by the local authority, and with other legal requirements, local people will be able to vote on it in a referendum. If the plan is approved by a majority of those who vote, then the local authority will bring it into force. Local planning authorities will be required to provide technical advice and support as neighbourhoods draw up their proposals. The Government is funding sources of help and advice for communities. This will help people take advantage of the opportunity to exercise influence over decisions that make a big difference to their lives.

Neighbourhood Plan vs Parish Plan

The Baldons already has a Parish Plan, so what is the difference between a parish plan and a neighbourhood plan?

Neighbourhood Plan (NP)

- The scope of an NP is confined to planning and developmental issues
- An NP, once approved by the community in a referendum becomes a statutory document which is used in planning decision making

Parish Plan (PP)

- A PP has a wider scope and covers a broad range of social aspirations
- A PP has no legal status but is a document of reference for community decision making

Proposed Scope of the Baldons Neighbourhood Plan

The scope of the Plan is of our choosing, bearing in mind it must be consistent with both national and local planning policy. An appropriate scope for the Baldons might be:

- Identify areas for different land uses
- Carry out an assessment of the extent of the Conservation Area
- Set out broad guidelines on the size and quality of future development and construction materials
- Recommend necessary infrastructure development

Benefits of a Neighbourhood Plan

The Neighbourhood Plan would be a material consideration in planning decisions, which means the residents would have a say in the future development of the villages

- It would help preserve the character of the neighbourhood
- It would help ensure an appropriate standard of design and materials

A number of our neighbouring villages: Dorchester, Brightwell-cum-Sotwell and Long Wittenham are sufficiently convinced by the benefits to their communities and are preparing Neighbourhood Plans for their villages.

Process of Writing the Plan

5.2.6 Participation

The Plan would be prepared by the Parish Council working through a working group which would include parish representatives as well as Parish Councillors. The contribution of other villagers would be also be welcome, especially those expert in specialist fields such as:

- Design/architecture
- Legal
- Land use, drainage and agriculture
- Conservation
- Infrastructure

SODC has dedicated officers to support Neighbourhood Plan preparation.

Consultation

Once prepared the draft plan would be subject to full public consultation over a six week period, after which a final version would be prepared. This final version would be subject to a referendum and would only become a statutory document once approved.

Time schedule

If this proposal is approved by both the villagers and SODC, work on the plan would start as soon as possible and certainly no later than January 2016 and a draft plan produced by early June 2016. The public consultation period would finish in mid July. A draft final version would be produced by October and the referendum would follow in November 2016. It is recognised that this is a challenging time schedule and some slippage may be inevitable, but every effort will be made to complete the Plan before the spring of 2017.

Cost of the Neighbourhood Plan

The estimated cost of preparing the Plan is as follows:

Description	printing	postage	Presentation	other	Total
Preliminary: approvals to proceed	£100				£100
Preparation of the Plan	£100			£100	£200
Public Consultation	£500	£500	£250		£1250
Production of Final Plan	£1000	£500	£250		£1750
Referendum*	£100	£500			£600
Subtotal					£3900
Contingencies	£500	£150	£100	£350	£1100
TOTAL					£5000

* Paid for directly by SODC

This estimate is based on the assumption that the individuals involved in the process of creating the Plan give their time free of charge.

Grants

The South Oxfordshire District Council provides a grant of up to £5,000 to cover the cost of the production of a Neighbourhood Plan. In addition locality grants of up to £8,000 are also available from central government are also available, so the Baldons Parish Council is unlikely to be affected financially by the Plan.

Next Steps

The Neighbourhood Plan can only go ahead if it this proposal is supported by a majority of eligible parish residents. We would be grateful if you could signify your support or opposition in the attached form below and send it to Paul Isaacs, the Parish Clerk, no later than the 5th October by one of the following ways:

1. Deposit the completed form in a box provided at the bar of the Seven Stars between the 25th September and 5th October
2. By post to Paul Isaacs, 11 Thame Road, Great Milton, Oxon OX44 7HY
3. By email to Paul Isaacs at pisaacs4@yahoo.co.uk

THE BALDONS NEIGHBOURHOOD PLAN

I support the proposal that the Baldons should have a Neighbourhood Plan	
I oppose the proposal that the Baldons should have a Neighbourhood Plan	
I would like to be involved in the preparation of the Neighbourhood Plan	

Name:

Signature:

Address including postcode:

THE BALDONS NEIGHBOURHOOD PLAN

I support the proposal that the Baldons should have a Neighbourhood Plan	
I oppose the proposal that the Baldons should have a Neighbourhood Plan	
I would like to be involved in the preparation of the Neighbourhood Plan	

Name:

Signature:

Address including postcode:

APPENDIX B: CONSULTATION MATERIAL AND CONSULTEES

APPENDIX B1: Residents Consultation Paper

1 Introduction

As a result of the very positive support for the proposal for a Baldons Neighbourhood Plan in November, the Parish Council has set up a working group comprising Elizabeth Gillespie, Stephen Dance and Laurence Attewill to prepare the Plan, supported and advised by a fifteen strong Advisory Group of all those who indicated in their responses a willingness to help. Thus an application has been made to the SODC for approval of the Plan area, which is shown at the end of this paper. The Baldons Neighbourhood Plan will be finished in 2017 and will have a currency of 10 years, that is until 2027.

An important component of the Neighbourhood Plan will be the section in which we set out our vision (for want of a better word) of the sort of community we would wish to see in 10 years time and this fundamental aspect will inform the entire Plan: it must of course be based on the collective view of us residents. Of course, it will not be possible to produce a vision which commands total approval of all, but it should be possible to arrive at a view to which a large majority can broadly support.

It is of crucial importance therefore that as many of you as possible give the working group preparing the Plan your views. To assist and focus your attention on the important facets of the big picture – and to help us in our evaluation of your responses – we ask for your views on four main topics:

- The extent of future development
- The nature and design of such development
- Environmental protection
- Infrastructural aspects

Of course your views on other topics would be most welcome.

2 The extent of future development

Current SODC planning policy is for very little development in the Baldons but, irrespective of this, please indicate the extent of future development you would like to see:

Growth

Do you feel that, in principle, that population growth in the Baldons is:

Undesirable

Welcome

Housing

In the context of the combined parishes and over a 10-year period, with which of the following development scenarios do you feel most comfortable? For reference there are at present approximately 185 houses in the Plan Area.

No further development

Up to 10 new houses

10 – 20 new houses

20 – 50 new houses

More than 50 houses

Siting

Do you have any views as to where new development should be sited? Would you prefer:

In gaps between existing buildings (infilling)

In open spaces (green field development)

Would you prefer any housing development to be in the form of clusters of houses or as single houses?

Inevitably, the greater extent of future development, the greater would be the need for the infrastructure required to support it. How do you feel about the consequences of this?

Businesses

Would you like to see policies designed to encourage the development and expansion of businesses within the Plan Area?

Green Belt

The Baldons are surrounded by Green Belt land, which protects us from encroachment of the city and also influences planning. How important to you is the protection of the Green Belt?

Not important

Quite important

Very important

3 Nature of any future development

Social Housing

There has recently been much talk in the media about social housing – variously called “affordable” or “starter” homes. Do you think these would be desirable in the Baldons? If so what proportion of new development do you think should be social or subsidised housing?

Less than 20%

20% - 40%

Do you think such housing should be preferentially available to local people?

Would your attitude to the scale of new development change if such development were to entail a significant proportion of social housing?

Design Guidelines

SODC already provide design advice by means of the South Oxfordshire Design Guide. The section on new development and building design covers such things as: setting, structure & sustainability, the quality of built form & materials, roof design, walling, fenestration, details and decoration.

Would you like to see enhanced design guidelines included in the Neighbourhood Plan that are more specifically aimed at protecting and maintaining the special architectural character and vernacular of the Baldons?

Yes

No

If so, do you have any views on the features that such guidelines should cover for new development in the Baldons?

Do you feel that there should fewer restrictions and guidelines for new development?

Yes

No

4 Infrastructure

Irrespective of your views about future development, what do you feel are the key infrastructural issues facing the Baldons today?

Sewerage

Roads and footpaths and parking

Drainage

Other

5 Environmental Protection

The Green

Marsh Baldon Green is one of the largest village greens in England and has probably never been ploughed and certainly never been built on. It is therefore a precious environmental resource. As common land (albeit privately owned by Queens College) it enjoys legal protection against development. How do you feel about the present balance between its environmental protection and public use?

The Green is over protected and its use should be widened

The Green is insufficiently protected

The present balance is about right

Do you have any observations concerning other aspects of environmental protection?

Conservation Area

Much of both Toot and Marsh Baldon has been designated as a Conservation Area, which protects the buildings and limits the changes that can be made to both listed and non-listed houses. The boundary of the conservation areas are shown in Figures 1 and 2. However these boundaries are somewhat idiosyncratic and could be rationalised. Would you, in principle, be in favour of a review of the boundary?

6 Other topics

Are there any other topics or subjects, not already covered, that you feel should be included?

7 Return of your responses

We would be grateful if you could respond to each question posed in this paper and send it to Paul Isaacs, the Parish Clerk, no later than the 14th February 2016 by one of the following ways:

4. Deposit the completed form in a box provided at the bar of the Seven Stars between the 1st and 14th February 2016
5. By post to Paul Isaacs, 11 Thame Road, Great Milton, Oxon OX44 7HY
6. By email to Paul Isaacs at pisaacs4@yahoo.co.uk

Please sign your submission (one per person) and provide your name and address. All residents over the age of 16 are welcome to participate. If you require additional copies of the Consultation Paper please apply to the Parish Clerk or the Seven Stars.

Name	
Date	
Signature	
Address	

APPENDIX B2: Letter to interested parties

BPC notepaper

Letter sent to:

Date: 4th March 2016

Barclay Farms Ltd

The Baldons and Nuneham Community Society

The Rev'd Paul Cawthorne: Team Vicar, Marsh and Toot Baldon with Nuneham Courtenay

Durham Leys Farm

Parsonage Farm

The Queens College, Oxford

Marsh Baldon Primary School

The Baldons Village Hall Committee

Dear -----

The Baldons Neighbourhood Plan

We wish to inform you that the Baldons Parish Council has determined, after public consultation, to proceed with the preparation of a Neighbourhood Plan for the area covered by the Toot and Marsh parishes. Accordingly an application was made to the South Oxfordshire District Council, which has been approved.

Close consultation with Baldon residents and interested parties, such as yourselves, will be crucial to the development of a successful plan, and we would welcome your ideas and comments as we proceed with this work. We are in the process of a public consultation with Baldon residents: the response has been good. The consultation paper can be found on the Parish Council website <http://www.baldons.org.uk>. We propose to hold a public meeting to present our analysis of the feedback in the Seven Stars public house on the 22nd March between 6 and 8pm at which you would be most welcome. If, in the meantime, you would like more information of the scope and nature of the Plan, or you would like to meet members of the working group responsible for the preparation of the Plan, please do not hesitate to contact the working group through laurence.attewill@gmail.com,

Yours sincerely

Yours etc

Paul Isaacs

Clerk

APPENDIX B3: BALDON FEAST EXHIBITION MATERIAL

1 CONSULTATION AND SURVEYS

Since we started work on the Baldons Neighbourhood Plan in January we have consulted the residents through two surveys: a general one in February and March asking residents views of a wide range of subjects and a Housing survey to provide data on the perceived need for more housing. This latter survey was carried out by Community First Oxfordshire, specialists in this field, with funds provided by SODC. Detailed analyses of both these surveys are available, but a succinct summary is as follows:

1.1 General survey

<i>Topic</i>	<i>Response</i>
Population	80% respondents either accept or welcome some growth in the Baldons population over the next 10 years
Housing Development	Most people would accept between 5 and 15 new houses in the Baldons
Siting of new developments	A large majority of respondents favour infilling, either as single houses or small clusters of houses, over green field development.
Social Housing	90% of 135 responses were in favour of some social housing, with many supporting a local preference
Design Guidelines	There was a significant majority in favour of having enhanced design guidelines specifically for the Baldons.
Green Belt	A very large majority of responses were strongly in favour of the Green Belt which they saw as a protection against urban encroachment

1.2 Housing Needs Survey

- 24% of respondents would like to downsize within the Baldons
- 23% of respondents either intend to move or would like to move within the Baldons during the next 5 years but are inhibited by the lack of suitable housing
- 74% of respondents would like future housing development to comprise
 - Semi detached houses
 - Terraced houses
 - Affordable houses

2 OBJECTIVES AND STRATEGIES

Based on the consultations summarised above as well as on our own assessment of the Baldons landscape and character we have come up with the following objectives and strategies:

Objective	Strategy
<p>To meet SODC Local Plan new housing target</p> <p>To retain and develop the sense of community and vitality characteristic of the Baldons</p>	<p>Provide up to around 15 new houses</p> <p>Provide smaller houses for young families and so to rebalance the present housing mix</p> <p>Provide smaller houses suitable for older residents wishing to downsize, so releasing bigger houses for growing families</p> <p>Provide affordable home for people with strong local connection</p>
<p>To retain, maintain and enhance the physical character of the Baldons</p>	<p>Ensure that new housing is sited and designed in such a way that it becomes integrated with the existing houses</p> <p>Preserve and maintain important village assets such as green spaces and views</p>
<p>To minimise the adverse impact of new housing on the natural environment and landscape</p>	<p>Limit all new development to within the existing curtilage of Marsh, Toot and Little Baldons</p>
<p>To promote sustainable development</p>	<p>Ensure new developments adhere to the highest sustainability standards</p>
<p>To address the infrastructure issues associated with wastewater disposal, car parking and road safety</p>	<p>Ensure development does not exacerbate existing problems related to wastewater disposal</p> <p>Ensure development does not exacerbate existing problems related to car parking and road safety.</p>

3 POLICIES

The Baldons Neighbourhood Plan will contain a range of policies which will aim to implement the strategies outlined above. We have so far developed the following draft policies: any comments you may have on these, or suggestions for additional policies, would be welcome.

POLICY 1: NEW HOUSES

Between around 9 and 15 new houses should be constructed in the Baldons during the currency of the Neighbourhood Plan – up to 2027

POLICY 2 – GENERAL PRINCIPLES

New residential development must conform to the following general principles:

- The number of new houses constructed over the next 10 years within the Plan area should be around 15
- The location of the development should conform to Policy 3
- The scale of the housing should conform to Policy 4
- The development should preserve or enhance the character and appearance of the Baldons and its landscape setting, as described in the Landscape Assessment
- The development should have no detrimental impact on important views from inside or outside the villages
- The development should complement, enhance and reinforce the character of the local architecture and vernacular as described in The Baldons Villages Character Assessment
- The development should not adversely affect the amenities of adjoining properties and land whether by reason of loss of light, privacy or intrusive visual impact

POLICY 3 – LOCATION OF RESIDENTIAL DEVELOPMENT

Residential development may be permitted as single houses or clusters of not more than 5 houses within the built up area of Toot, Marsh and Little Baldon

POLICY 4 – HOUSING MIX

Residential development should comprise terraced cottages or groups of small detached or semi detached houses, with a maximum of 3 bedrooms only and subject to the maximum floor area specified in the Baldons Building Design Guide. The internal space of new houses must, however meet the requirements of the Nationally Described Space Standard.

POLICY 5 – MARSH BALDON GREEN

No development will be allowed on Marsh Baldon Green.

POLICY 6 - BUILDING DESIGN

New housing development must comply with The Baldon Design Guide and be generally in accordance with the South Oxfordshire District Council Design Guide.

POLICY 7 – AMENITY

New development work, both during construction and when completed should avoid any significant adverse impact on the amenities of neighbours by reason of noise, dust, odour, floodlighting or other nuisance. The completed development should avoid any light pollution (needs some definition).

POLICY 8 – NATURAL ENVIRONMENT

- Before construction applicants for development must agree an appropriate landscaping scheme with SODC which will conserve and enhance biodiversity both during construction and for the longer term
- The boundaries of all developments should comprise native or wildlife enhancing hedgerow species. The use of fencing and walls, where required, must reflect the traditional rural context of the village and be of a design construction and height that preserves open views within the villages.

POLICY 9 – SUSTAINABLE DEVELOPMENT

- Materials used in construction should be locally sourced wherever possible with a low embedded energy
- Recycled materials should be used where available.
- The design and construct should be such as to maximise the insulation of the new houses so as to minimise the consumption of heating energy.

4 NEXT STEPS

4.1 Site Selection

Before we start drafting the Neighbourhood Plan we would value your views on the siting of future housing developments. Our proposed way forward is to

1. Establish a long list of potential development sites within the built-up area of Toot, Marsh and Little Baldon.
2. Assess the suitability of each longlisted site against agreed social, environmental and infrastructural criteria.
3. Present a shortlist of the most suitable sites in the draft Neighbourhood Plan.

On the last panel of this exhibition is a map of the Baldons showing the limits of the built-up area

- Do you agree that the limits shown are broadly acceptable or would you like to see any modifications?
- Would you please place a yellow sticker on potential development sites that you feel might be suitable?

WE NEED YOUR HELP IN ESTABLISHING THE LONG LIST

4.2 Criteria by which building sites would be selected

We have developed the following draft assessment criteria: do you think these are sensible? Would you like to propose other criteria?

General

1. Landowner agreement

Social criteria

1. Impact of the development on immediate neighbours
2. The potential of the development to benefit the village community

Environmental criteria

3. Present use of the proposed site: greenfield or brownfield
4. Visual impact of the development on views and on the landscape
5. Impact of the development on biodiversity, flora and fauna

Infrastructural criteria

6. Ability of existing drainage infrastructure to cope with additional demands
7. Impact on traffic and road safety

WE NEED YOUR HELP IN ESTABLISHING THE CRITERIA

5 DESIGN GUIDELINES

In the preliminary questionnaire results there was a significant majority in favour of having enhanced design guidelines specifically for the Baldons. Preparation work for these guidelines would include:

- Photographic survey of existing building types
- Background historical research
- Review of existing listed buildings and conservation areas
- Identification of typical building types and common vernacular construction & materials
- Pattern of development and landscape character assessment
- Listing and illustration of key factors informing the design guide

5.1 Identified typical *existing building types* might include:

- Historic timber-frame with stone, brick or render walls & thatched roofs (16th & 17th century)
- Historic stone houses & cottages, tiled & thatched roofs (16th, 17th & 18th century)
- Historic brick cottages with tiled roofs (17th & 18th century)
- Pairs of 'Estate' cottages: stone & brick or contrasting brickwork (19th & early 20th century)
- Individual houses & cottages of varied form and materials (early 20th century to present)
- A few one-off 'mock-Georgian' houses (eg: Little Baldon Farmhouse, 1930's)
- Converted farm buildings often with timber boarding and/or brick claddings

5.2 Key design factors for new development in the Baldons

- a) Size & scale, massing & shape: guidelines for size, shape etc
- b) Height and roof profile: guide dimensions & setting-out for roof profiles
- c) Roof form - materials and design: design & preferred material guidance for roofs
- d) Roof details – chimneys & dormers etc: preferred typical details – sketches & photos
- e) External walling - materials and types: preferred typical details – sketches & photos
- f) Fenestration materials and design – windows, glazing & external doors: preferred typical details – sketches & photos
- g) External decorations – materials and colours: preferred typical details – sketches & photos
- h) Types of enclosure – walls, fences, railings, gates, etc: preferred typical details – sketches & photos
- i) Landscaping issues: preferred typical details – notes & photos
- j) Details to be avoided: typical details – sketches & photos

5.3 Other factors likely to be considered:

- Sustainability – low energy construction, alternative energy solutions, etc
- Self-build opportunities
- Requirements for amenities and mains services
- Procurement, recycling of materials - and removal of spoil etc
- On-site parking and waste collection factors
- The grouping of any multiple units – clusters, courtyards, terraces, etc
- The scope or limitation for new development to expand in the future
- Siting and impact within context and overall character of the Baldons

APPENDIX B4: NOTES OF MEETINGS WITH LANDOWNERS

NOTES ON AN INFORMAL MEETING WITH SAVILLS

16 June 2016

Present:

For Savills

- Andrew Peters
- Rob Linell
- Angus Richards

For The Baldons NP

- Elizabeth Gillespie
- Laurence Attewill

Subject under discussion: The Baldons Neighbourhood Plan

The meeting was held at the request of the Baldons NP following the introductory letter sent to Savills, representing Queens College in March 2016 and a discussion with Andrew Peters at the Public Consultation in the Seven Stars on 22nd March.

The purpose of the meeting was to appraise Savills on progress of the Plan and to brief them of the main points of the emerging plan, insofar as they might affect Queens. These are:

- Up to about 15 new houses that could be built within the built up area of the Baldons in the next 10 years
- The strong desire of the Baldons that these houses should be small with 2/3 bedrooms each
- That they would be sited singly or in small clusters spread over Toot, Marsh and Toot Baldon

Savills mentioned that two possible sites for small scale housing development were those at Manor Farm, Toot Baldon and the “chicken sheds” to the east of Marsh Baldon Green, which was being actively promoted by Savills

The Baldons delegation invited Savills to the public consultation on 20th August and both sides agreed to remain in touch to discuss questions of mutual interest as the Plan developed.

NOTES ON AN INFORMAL MEETING WITH CARTER JONAS

12 August 2016

Present:

For Carter Jonas

- Richard Drew
-

For The Baldons NP

- Elizabeth Gillespie
- Peter Cave
- Laurence Attewill

Subject under discussion: The Baldons Neighbourhood Plan

The meeting was held at the request of the Baldons NP following the introductory letter sent to Barclay Farms, for whom Carter Jonas are the agents in March 2016.

The purpose of the meeting was to appraise Carter Jonas on progress of the Plan and to brief them of the main points of the emerging plan, insofar as they might affect Barclay Farms. These are:

- Up to about 15 new houses that could be built within the built up area of the Baldons in the next 10 years
- The strong desire of the Baldons that these houses should be small with 2/3 bedrooms each
- That they would be sited singly or in small clusters spread over Toot, Marsh and Toot Baldon

In a discussion on possible sites for small scale housing development Potential sites at Little Baldon emerged in addition to sites in Marsh Baldon which have been the subject of previous unsuccessful planning applications. The meeting then transferred to Little Baldon to view potential sites/

The Baldons delegation invited Barclay Farms to the public consultation on 20th August and both sides agreed to remain in touch to discuss questions of mutual interest as the Plan developed.

APPENDIX B5 Pre-Submission Plan Covering Letter

THE BALDONS PARISH COUNCIL

Chairman
Miss D Tonge
Willowbrook
Marsh Baldon
OX44 9LR

Clerk
Mrs L Fermer
1 The Croft
Marsh Baldon
OX44 9LN..

Dear Baldons resident

The Baldons Neighbourhood Plan

Following two previous public consultations on the Neighbourhood Plan we have been busy preparing a draft Plan together with a number of supporting documents and appendices, for your review and comment. I am pleased to enclose with this letter a copy of the draft Baldons Neighbourhood Plan and to inform you that all the supporting documentation have been loaded onto the village website:

www.Baldons.org.uk

This consultation period will last 7 weeks from the date that the Plan is distributed, that is until 8th October 2017. Towards the end of this period we intend to hold a public meeting where all residents can participate in the discussion and completion of the final version of the Plan that we will formally submit to the SODC. The date of this meeting is Tuesday 3rd October: this will be confirmed nearer the time.

I would be most grateful if you would take the time and trouble to review this draft Plan and let us have your comments. This can be done by:

- Email to our dedicated email address: baldonsplan@gmail.net (as indicated on the village website)
- A note inserted into the box that will be situated in the bar of the Seven Stars
- A note or email to any of the Parish Councillors
- A note or email to the Parish Clerk whose address is printed on the letterhead.

Many thanks

Dorothy Tonge

Chairman Baldons Parish Council

APPENDIX B6: Pre-Submission Covering Email

To all Statutory Consultees

I am pleased to inform you that the pre-submission draft of the Baldons Neighbourhood Plan, together with its appendices and supporting documentation, will be available on the Baldons website www.Baldons.org.uk from 20th August for your review and comment. This consultation will be over a 7 week period ending 8th October 2017 and we would be most grateful for your comments on the Plan. Hard copies of the Plan are available for view at the Seven Stars Public House, at St Peters Church Marsh Baldon and at St Lawrence's church Toot Baldon.

Best wishes

Laurence Attewill

for Baldons NP Steering Group

Appendix C: COMMENTS RECEIVED FROM CONSULTATIONS

APPENDIX C1: Stage 3 Comments from Natural England

Date: 10 October 2016

Our ref: 194675

Your ref: The Baldons Neighbourhood Plan - SA Scoping Report

laurence.attewill@gmail.com

BY EMAIL ONLY

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ
T 0300 060 3900

Dear Mr Attewill,

The Baldons Neighbourhood Plan - SA Scoping Report

Thank you for your consultation on the above dated 30/08/2016.

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

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

Approach

Natural England has not reviewed the plans and programmes listed in Section 2 of the Scoping Report. However, we advise that the following types of plans relating to the natural environment should be considered where applicable to your plan area:

- Green infrastructure strategies
- Biodiversity plans
- Rights of Way Improvement Plans
- River basin management plans
- AONB and National Park management plans.
- Relevant landscape plans and strategies.

Baseline Assessment

Section 3 presents a thorough assessment of baseline data relating to the natural environment. However, with regard to soils we recommend that reference is also made to Agricultural Land Classification. (Please see attached annex for our advice on sources of local plan evidence on the natural environment).

Sustainability Issues and Challenges

We note that there is no reference to the restoration or enhancement of biodiversity, with the issues referring only to avoiding damage. We recommend that the restoration or enhancement of biodiversity is included in line with the National Planning Policy Framework.

We note that there is no reference to improving people's access to nature (be that to linear routes or open space). This should be included as a key issue.

Proposed Sustainability Objectives

We welcome the inclusion of objectives for Landscape, Environmental Protection, Biodiversity and Landuse. We advise an addition, within the latter objective, to avoid the loss of best and most versatile agricultural land (unless reference to the Agricultural Land Classification indicates none is present).

For additional information to inform the development of your Neighbourhood Plan please see the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.

For clarification of any points in this letter, please contact Rebecca Micklem on 020822 57686. For any further consultations on your plan, please contact: consultations@naturalengland.org.uk. We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely,

Rebecca Micklem
Sustainable Development and Regulation
Thames Valley Team

APPENDIX C2: Stage 3 Comments from Historic England

Dear Mr. Attewill

Thank you for consulting Historic England on the scoping report for SA of the Baldons Neighbourhood Plan. We are pleased to see the great depth of research that has gone into developing understanding of the Baldon's as a landscape of historic settlements, woods and farmland. I hope the following comments are of assistance to you both in progressing the environmental report and the plan as a whole.

Environmental Baseline: Should the Neighbourhood Plan group decide to allocate sites for development we would be particularly concerned that their selection should be informed by an understanding of the area's archaeological resource. We recommend consulting with the County Council's archaeological service, including review of the Historic Environment Record to identify any previous records of archaeological remains within or near sites considered for allocation.

We note the review of local opinion undertaken through the questionnaire survey and the concern that review of the Toot Baldon Conservation Area is overdue. Understanding issues currently affecting the management of the historic environment, as well as any gaps in the present evidence base is an important element of the SA/SEA process. We would be interested to see how this is developed as a strand of research in the development of the Neighbourhood plan. Please do feel free to contact us to discuss further any support we may be able to provide the community in reviewing the conservation area.

We confirm our agreement with the objectives for the sustainability appraisal including a pragmatic approach to the siting and design of new development within the villages.

It would be helpful to include reference to the need to sustain the significance of the area's archaeological heritage, including non-designated sites, in addition to the 'above ground' heritage of listed buildings and conservation areas, within the Table at Appendix 2.

We are pleased to congratulate the steering group on having progressed to such a level of detail at the scoping stage and look forward to seeing the developing plan.

Please don't hesitate to contact me if there are any queries relating to our comments or if you would like further information.

Yours faithfully

Robert Lloyd-Sweet

Robert Lloyd-Sweet | Historic Places Adviser | South East England | Historic England | Guildford | Tel. [01483 252028](tel:01483252028)

Appendix C.3: Stage 4 Comments from SODC

25 September 2017

Dear Laurence

Contact officer: Rachael Riach

Rachael.riach@southandvale.gov.uk Tel: 01235 422600

Textphone users add 18001 before you dial

The Baldons Neighbourhood Development Plan - Pre-Submission Consultation

Thank you for giving the Council the opportunity to comment on your Neighbourhood Development Plan (NDP).

Having now seen a complete draft, along with some of the evidence, we can offer formal advice compiled from across the Council, under our duty to support neighbourhood plans. Our response focusses on helping the plan meet the basic conditions as specified by the regulations.

To communicate our response in a simple and positive manner; we produced a table containing an identification number for each comment, a copy of the relevant section/policy of the NDP, our comments and, where possible, a recommendation.

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

Planning services
HEAD OF SERVICE: ADRIAN DUFFIELD



Listening Learning Leading

By email only:

Contact officer: Rachael Riach
Rachael.riach@southoxfordshire.gov.uk
Tel: 01235 422600

Textphone users add 18001 before you dial

25 September 2017

Dear Laurence

The Baldons Neighbourhood Development Plan - Pre-Submission Consultation

Thank you for giving the Council the opportunity to comment on your Neighbourhood Development Plan (NDP).

Having now seen a complete draft, along with some of the evidence, we can offer formal advice compiled from across the Council, under our duty to support neighbourhood plans. Our response focusses on helping the plan meet the basic conditions as specified by the regulations.

To communicate our response in a simple and positive manner; we produced a table containing an identification number for each comment, a copy of the relevant section/policy of the NDP, our comments and, where possible, a recommendation.

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

	Section/Policy	Comment	Recommendation
1	<p>3.1 Vision</p> <p>The salient characteristics of the Baldons are identified as a small but cohesive community in a rural setting, rich in its heritage and landscape quality and with active social institutions including pub, church and school.</p> <p>Our collective vision for the Baldons is that it should continue to thrive and provide an outstanding place to live for the present and future generations of its inhabitants. To ensure this will require the following positive actions by the community: we must</p> <ul style="list-style-type: none"> • Conserve and enhance our heritage and the rural character of the villages • Enable the sustainable growth of our population through the modest growth of housing numbers in the villages • Encourage a mix of size, tenure and style of housing to enable diversity in the population • Improve and support the provision of community facilities, infrastructure and small scale business • Maintain, nurture and enhance our environmental assets particularly the Green and the intimate setting of the villages in the surrounding countryside. 	<p>What the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG) say about vision.</p> <p>A vision should:</p> <ol style="list-style-type: none"> 1. Be positive 2. Align with the strategic needs and priorities of the wider local area 3. Be shared by the community – with shared vision and aims 4. Help meet local need 5. Say how a community should develop 6. Make sense to local people <p>A NDP should put policies in place to help achieve the vision. Therefore, the vision is a starting place for forming policies.</p> <p>1&2 The Vision you have written is positive and appears to align with strategic aims and priorities.</p> <p>3 You have written that the vision is a collective one. You have written in other parts of the document that you have consulted on the plan at various stages. There does not appear to be a specific consultation relating to the vision, but the findings of your questionnaire appear to be reflected in the vision.</p> <p>4 You have done background research to support the vision, which is outlined at the beginning of the plan – including a housing needs assessment – to identify local need and have reflected this in the vision.</p>	<p>Add in further detail about what would make The Baldons a thriving and outstanding place in the future. Tie this in with the bullet points.</p>

		<p>5 You have mentioned in the vision how the villages should develop – through modest sustainable growth.</p> <p>6 Most of the vision is written in plain English and it makes sense – I would suggest changing “salient” to the most important.</p> <p>Based on this your vision meets the guidance of the NPPG and policies of the NPPF.</p>	
--	--	---	--

	DEVELOPMENT POLICIES/SUPPORTING TEXT		
2	<p>4.1 General</p> <p>The Policies set out in this chapter are necessary in order for us to realise our vision for the future of the Baldons. Policy 1 deals with the overall approach to the conception, design and realisation of future developments, linking this approach with the general precepts set out in the Village Character and the Landscape Character Assessments, in order that the proposed development preserves the existing character and landscape for the enjoyment of future generations.</p>	<p>Good – clear content. Suggest you break up sentence so that it is easier to read.</p>	<p>Suggestion:</p> <p>The Policies set out in this chapter are necessary for us to realise our vision for the future of the Baldons. Policy 1 deals with the overall approach to the conception, design and realisation of future developments. It links this approach with the general precepts set out in the Village Character and the Landscape Character Assessments, in order that the proposed development preserves the existing character and landscape for the enjoyment of future generations.</p>
3	<p>POLICY 1 – GENERAL PRINCIPLES</p> <p>New development must conform to the following general principles:</p> <ul style="list-style-type: none"> • The development should preserve or enhance the character and appearance of the Baldons and its landscape setting, as detailed in the Village Character Assessment (section 	<p>*NDP policies should be positively worded. Suggest you change this point to be more positively worded.</p> <p>**Reword to help readability. This is covered somewhat by saved policy D4 of the Local plan 2011 – think about what extra Local detail you can add to the existing policy.</p>	<p>Suggested amendments:</p> <p>* The development should preserve or enhance the important and valuable aspects of key views either of or from the villages, as identified in the Landscape Character Assessment (Appendix D) and detailed in Appendix E.</p>

	<p>2.3) and the Landscape Assessment (section 2.4 and Appendix D)</p> <ul style="list-style-type: none"> • The development should have no detrimental impact on key views either of or from the villages, as identified in the Landscape Character Assessment (Appendix D) and detailed in Appendix E * • The development should complement, enhance and reinforce local distinctiveness as described in section 2.3 of this Plan • The development should not significantly adversely affect the amenities of adjoining residents whether by reason of loss of light, privacy or overbearing impact.** 		<p>** Development should not have a significant adverse impact on the amenities of adjoining residents whether by reason of loss of light, privacy or overbearing impact.</p>
4	<p>4.2.1 Growth Strategy</p> <p>The *growth strategy is based on:</p> <ol style="list-style-type: none"> 1. The latest evidence of housing need in the district forming part of the evidence base of the Emerging Local Plan, which requires small villages such as the Baldons to accommodate a 5% to 10% increase in housing numbers. In the case of the 	<p><i>*The Plan area being situated in the green belt - only infill development or re-development of brownfield land is acceptable.</i></p> <p>This is not quite accurate – suggest using NPPF para 89 wording (appropriate rather than acceptable) and saying that ‘in terms of new housing development’.</p> <p>**Possible typo - Is it the basis for policy 1 or a different policy?</p>	<p>Suggest amend to:</p> <p>*The Plan area being situated in the green belt: In terms of new housing development, only infill, replacement dwellings or re-development of brownfield land that does not have a greater impact on the openness of the Green Belt is considered appropriate.</p>

	<p>Baldons this would be between 9 and 17 houses</p> <ol style="list-style-type: none"> 2. *Because the Plan area is situated in the green belt, only infill development or re-development of brownfield land is acceptable* 3. The response to Consultation Paper: 80% of respondents either accept or welcome some population growth over the currency of this Plan. Furthermore 85% of respondents would accept between 5 and 15 new houses 4. The Housing Needs Survey: 24% of respondents would like to downsize in the Baldons but are unable to do so for lack of suitable houses. **This is the basis for Policy 1. 		
5	<p>4.2.2 Siting of new houses</p> <p>A preliminary to the selection of suitable sites, alternative development strategies were considered:</p>	<p>*Up to is restrictive and does not align with existing policy in the Development Plan. Infill development is suitable in principle and the neighbourhood plan cannot restrict it.</p> <p>Therefore ‘approximately 15 houses’ is more appropriate wording as NDP’s should not restrict development according to the NPPG.</p>	<p>Suggested change</p> <ul style="list-style-type: none"> • a comparative appraisal of the long listed sites, the object of which was to identify the preferred sites which could accommodate approximately 15 dwellings

	<p>1. Building in one or possibly two development sites outside the present built up area</p> <p>2. Building in a number of infill sites within the present built up area</p> <p>The analysis of these options is presented in the Sustainability Appraisal, in which the first was rejected and the second selected. The site selection process, also detailed in the Sustainability Appraisal, comprised the following steps:</p> <ul style="list-style-type: none"> • A call for potential sites made at the public consultation held as part of the Baldon Feast in August 2016: this provided the basis for establishing a long list of 25 sites, as shown in Figure 4.1 • Establishing criteria by which the longlisted sites would be assessed: these are set out in Table 4.1 below • a comparative appraisal of the long listed sites, the object of which was to identify the preferred sites which could accommodate *up to 15 houses. The preferred sites for Toot, Marsh and Little Baldon respectively are shown in the following Figures 4.2, 4.3 and 4.4 below. 		
--	--	--	--

6	<p>POLICY 2 - NEW HOUSES</p> <p>*Between 9 and 15 new houses should be constructed in the Baldons during the currency of the Neighbourhood Plan – up to 2033</p> <p>Residential development may be permitted as single houses or clusters of not more than 5 houses within the built up area of Toot, Marsh and Little Baldon in the preferred sites shown in Figures 4.2 – 4.4 and listed below.</p> <p>02-TB 04-TB 08-TB 09-TB 15-MB 16-MB 18-MB 20-MB 21-MB 23-LB 24-LB</p> <p>**These preferred sites best meet the criteria listed in Table 4.1 and all generally enhance the character of the villages in a way that other longlisted sites, and in particular backland or ribbon development sites would not.</p>	<p>This policy does not restrict the quantum of development on particular sites but attempts to direct it to locations that are considered more appropriate. It is not an allocation policy, but does encourage development in certain areas over others.</p> <p>The current wording of the policy gives the impression of an allocation. In its current wording, you would need to ensure that the sites in question are achievable, available and viable (currently you have only assessed for availability and suitability).</p> <p>It could possibly be argued that this policy is restrictive of development – since if none of the chosen sites are available/achievable/ viable then there is no evidence that the policy will deliver what it sets out to – to deliver 9-15 houses in the plan period. In its current form, the policy could prevent/obstruct this. It therefore needs to be clear that this policy will allow for the delivery of the amount of growth stated.</p> <p>I therefore suggest changing the policy wording to make it less restrictive.</p> <p>Additionally, the Core strategy limits infill development to 4-6 dwellings in ‘smaller villages’ (Marsh Baldon), 1-3 dwellings in ‘other villages’ (Toot Baldon) and no infill in un-listed villages (Little Baldon). There is some conflict between your policy and the Core Strategy policy CSR1 and this is why I have suggested the final paragraph in my recommendation regarding ‘Any other infill</p>	<p>Suggest delete ** paragraphs from policy, reword and move to supporting text.</p> <p>Suggest amend policy wording to: Approximately 15 houses should be constructed during the plan period (2011-2033).</p> <p>Residential development for single dwellings or clusters of 1-3 dwellings in Toot Baldon or; clusters of not more than 6 houses in Marsh Baldon; in the preferred sites, listed below, will be supported:</p> <p>02-TB 04-TB 08-TB 09-TB 15-MB 16-MB 18-MB 20-MB 21-MB</p> <p>Proposals for residential development of single dwellings will be supported for the preferred sites located in Little Baldon, these are listed below: [Or otherwise specify – if more than single houses]</p> <p>23-LB 24-LB</p> <p>Any other infill development proposed will need to comply with the infill policies set out for the wider district in the Development Plan.</p>
---	---	---	---

		<p>development...'. It would be useful to say how much development would be expected in Little Baldon.</p> <p>I suggest changing the wording of * to 'approximately 15' rather than between 9 and 15 as this is less restrictive. You cannot limit infill development to a maximum of 15 dwellings.</p> <p><i>* Between 9 and 15 new houses should be constructed in the Baldons during the currency of the Neighbourhood Plan – up to 2033</i></p> <p>The below ** paragraph should be put in the supporting text as it forms an explanation.</p> <p><i>**These preferred sites best meet the criteria listed in Table 4.1 and all generally enhance the character of the villages in a way that other longlisted sites, and in particular backland or ribbon development sites</i></p>	
7	<p>4.3 Local Gaps 4.3.1 Justification</p> <p>This Policy seeks to protect the essential rural character of the land between adjacent settlements within the Baldons in order to preserve the individuality of these settlements. In doing so it will conserve the overall landscape character of the Baldons. These Gaps between individual settlements within the Baldons are have been identified as:</p>	<p><i>**This Policy seeks to protect the essential rural character of the land between adjacent settlements within the Baldons in order to preserve the individuality of these settlements.</i></p> <p>Suggest you reword the above to make it clearer and also mention the landscape character study in the text.</p> <p><i>**These gaps are shown on the maps in Figures 4.2 and 4.3</i></p>	<p>Suggest reword:</p> <p>This Policy seeks to preserve the overall landscape character of the Baldons and in particular, the essential rural character of the land between adjacent settlements within the Baldons and the individuality of these settlements.</p> <p>These gaps between individual settlements within the Baldons have been identified as [by the landscape character assessment?]:</p>
	<ul style="list-style-type: none"> Between Marsh Baldon and Nuneham Courtenay Between Marsh Baldon and Toot Baldon Between New Farm and Potland cottages Between Wilmots and Juniper House on the north side of the road and the equivalent space on the south side <p><i>**These gaps are shown on the maps in Figures 4.2 and 4.3</i></p>	<p>This may be a typo – the maps in 4.2 and 4.3 related to the preferred sites and do not have any reference to views.</p> <p>It is evidenced by the landscape character study, however this has not been referenced clearly in the policy.</p> <p>I suggest you reference the landscape character study in some way, either in the supporting text or in the policy.</p> <p>The landscape character study concludes with the following: <i>"Any new development within The Baldons should respect the existing settlement pattern, consider the relationship of the development to the internal open spaces, should maintain the green and leafy character of the villages and should respect the context of their</i></p>	<ul style="list-style-type: none"> Between Marsh Baldon and Nuneham Courtenay Between Marsh Baldon and Toot Baldon Between New Farm and Potland cottages Between Wilmots and Juniper House on the north side of the road and the equivalent space on the south side <p>These gaps are shown on the maps in Figures 4.2 and 4.3 ← UPDATE FIGURE REFS</p>
8	<p>POLICY 3 – LOCAL GAPS</p> <p>Development proposals should ensure the retention of the open character of local gaps between separate settlements in the Baldons. Proposal for the re-use of rural buildings, agricultural or forestry related development and minor extensions to dwellings will be supported where they preserve the separation between settlements and retain the individual identities of settlements.</p>	<p>This aim of this policy is to protect;</p> <ol style="list-style-type: none"> the essential rural character of the land between adjacent settlements and; the individuality of these settlements. <p>It is evidenced by the landscape character study, however this has not been referenced clearly in the policy.</p> <p>I suggest you reference the landscape character study in some way, either in the supporting text or in the policy.</p> <p>The landscape character study concludes with the following: <i>"Any new development within The Baldons should respect the existing settlement pattern, consider the relationship of the development to the internal open spaces, should maintain the green and leafy character of the villages and should respect the context of their</i></p>	<p>Suggest reword policy:</p> <p>New development should preserve and where possible enhance;</p> <ul style="list-style-type: none"> the landscape character of the Baldons; the existing settlement pattern; significant internal open spaces; the green and leafy character of the villages and; the gaps between the settlements; <p>as detailed in the landscape character assessment.</p> <p>-----</p> <p>You may want to split this policy in two – however the below policy may not be needed</p>

		<p><i>location within the village. Consideration should also be given to the scale, form and massing of built development, along with the materials to be used."</i></p> <p>I think you could re-write this policy, being more specific and referencing evidence, to better meet your aim.</p> <p>As an alternative to that suggested, you could also use the policy wording in the Brightwell-cum-Sotwell plan – policy BCS6. This has passed examination and may fulfil the aim of what you wish to achieve with the policy.</p>	<p>as it is covered by Green belt policy and the policy above.</p> <p>Suggest new policy (split off from Policy 3) Policy ...</p> <p>Proposals for the re-use of rural buildings, agricultural or forestry related development and minor extensions to dwellings will be supported where they;</p> <ul style="list-style-type: none"> • meet the requirements for development in the green belt; • retain the valued qualities of the separation between the settlements and; • retain the individual identities of settlements; <p>as detailed in the landscape character assessment.</p>
9	<p>4.4 Housing Mix 4.4.1 Introduction</p> <p>The data presented in the Baseline data (Figure B.2, Appendix B) shows that the present housing mix is heavily skewed to high Council Tax Bands – in other word a high proportion of Baldons housing comprises large and expensive houses. The responses to both the Consultation Paper and the Housing Needs Survey show that future housing development should focus on small houses.</p>	Fine.	
10	POLICY 4 – HOUSING MIX	See comments from Housing.	<p>Suggest Amend to:</p> <p>POLICY 4 – HOUSING MIX</p>

	<p>Proposals for residential development will be required to demonstrate that the mix of dwelling types is appropriate to the site and to the needs of current and future households in the Baldons. They should recognise the need for smaller dwellings and should comprise single houses, terraced cottages or groups of small detached or semi detached houses, with a maximum of 3 bedrooms, only.</p>	<p>The policy should be reworded to take into account district level need as well as the Baldons.</p> <p>The Core Strategy states that: "7.37. Our Housing Needs Assessment provides detail on the recommended mix of housing type and size. The Assessment found a shortfall of smaller units, especially two bedroom properties, in both the market and affordable sectors. It is important that new housing addresses the need for smaller units to address the existing stock imbalance and the impact of demographic and household formation change. It is also important to provide the type of housing needed to attract people to live and work locally. In providing new housing it is also important that they are built to a size and standard that gives a good quality of life."</p> <p>Therefore, the aim of the policy fits with the Core Strategy.</p>	<p>Proposals for new residential development will be supported where the mix of dwelling types;</p> <ul style="list-style-type: none"> • is appropriate to the site [In terms of character? Size of dwelling? Please include]; • addresses the district-wide shortage of smaller houses and; • considers the needs of current and future households in the Baldons. <p>Proposals that recognise the need for smaller dwellings and comprise single houses, terraced cottages or groups of small detached or semi detached houses, with a maximum of 3 bedrooms are strongly encouraged.</p>
11	<p>4.5 Building Design 4.5.1 Introduction</p> <p>In Section 2.3, Village Character, it was concluded that the key elements which contribute to the character of the villages are the</p> <ul style="list-style-type: none"> • Diversity of building styles • Modest scale of buildings • Openness and synthesis of buildings with surrounding countryside <p>These characteristics will be preserved and enhanced by the implementation of the</p>	<p>The design guide is good, providing a useful steer on design.</p> <p>A few further changes are recommended to be made to the design guide in addition to the comments made by Ricardo and the urban design team.</p> <p>1.03 Development Sites: (add in most and approximately) The Baldons Neighbourhood Development Plan (NP) has identified 9 sites that are considered most appropriate for small-scale residential development for approximately 10 to 15 dwelling units. The sites vary in size and attributes and their suitability for</p>	<p>Amend as per comment.</p>

	Baldons Design Guide, presented in Appendix C. In their responses to the questionnaire the majority of respondents agreed that the Neighbourhood Plan should include a building guide specific to the Baldons.	different types of housing vary accordingly. See Sustainability Appraisal (ref). 1.04 Development limits – This issue is more appropriate for a policy, in its present form it would not meet the basic conditions and should be deleted from the design guide and reworded in the policy. The reason for these changes is that you cannot restrict infill development as it would contradict strategic policy. NDP's should be in general conformity with the strategic policies of the Development Plan.	
12	POLICY 5 - DESIGN GUIDE New development must comply with The Baldon Design Guide shown in Appendix C and be generally in accordance with the South Oxfordshire Design Guide	Suggest reword to improve accuracy of policy and make clearer.	Suggest amend to: POLICY 5 - DESIGN GUIDE: Planning permission will only be granted where the proposals are designed to meet the key design objectives and principles for delivering high quality development as set out in The Baldon Design Guide, shown in Appendix C, and the South Oxfordshire Design Guide.
13	4.6 Marsh Baldon Green 4.6.1 Introduction Marsh Baldon Green is a 24 acre expanse of common land bordered by a single row of houses. Until the mid 1900's the Green was grazed but since that time it is cut for hay annually and otherwise is used for informal recreation and for hosting the Baldon Feast and an annual bonfire night event. Its	Good.	No suggestion.

	importance in the community life of the villages is described in paragraph 2.1.3: its historic significance is discussed in paragraphs 2.2.3 and Figure 2.1 while its contribution to village and landscape character are dealt with in paragraphs 2.3.3 and 2.4.2 respectively. The boundary of the Green is shown in Figure 4.3.		
14	4.6.2 Local Green Space Designation This Plan designates Marsh Baldon Green as a Local Green Space as defined in the National Planning Policy Framework, which sets out a number of criteria that must be met for such a designation. Marsh Baldon Green fully meets all the criteria: <ul style="list-style-type: none"> The Green is as old as the village itself and is specifically identified on the 1730 village map shown in Figure 2.1. It will certainly survive beyond the life of this Plan. The Green is in the centre of the community it serves, both Marsh Baldon, which surrounds the Green, but also to Toot Baldon. It is clearly special to the local community: indeed it is fundamental to the Baldons character. As possibly the largest village green in England, it provide a haven of tranquillity and beauty. It is ecologically important as a wildflower meadow that has never been ploughed: it is just cut for hay once a year. It is also well used and much loved, by local residents and visitors alike, for cricket and informal recreation, as the perfect setting for the Seven Stars pub and for larger scale public 	Good - suggest that you include the NPPF criteria in the supporting text.	Include NPPF criteria in this supporting text.

	events such as the Baldon Feast and bonfire night fireworks.		
15	POLICY 6 - MARSH BALDON GREEN In order to provide Marsh Baldon Green the highest possible level of protection against any development the Green should be designated as a Local Green Space.	See the 'made' Longworth NDP's LGS policy.	Suggest reword policy: The Baldons neighbourhood plan designates Marsh Baldon Green (shown in Figure ...) as a Local Green Space. Proposals for development on Marsh Baldon Green that would undermine its essential character openness and permanence will be resisted unless very special circumstances can be demonstrated.
16	4.7 Community Facilities 4.7.1 Introduction It is clear that for development to be sustainable community facilities must be maintained and if possible improved. The main community facilities in the Baldons other than the two pubs (which are thriving) are the churches and the village hall. The bodies responsible for these have plans for their development and it is the duty of the Parish Council to support these initiatives.	Fine. What makes it clear that for development to be sustainable, community facilities must be maintained and if possible improved? Why is it the PC's duty to support these initiatives? – and would it be under the provision that they are appropriate in terms of character and other provisions?	No suggestion.
17	POLICY 7- COMMUNITY FACILITIES The Baldons Parish Council will support the improvement, extension and renewal of existing community facilities providing that	Fine. See Chinnor community facilities policies which passed examination recently or Chalgrove's Policies CF2 and CF3 which are good examples – but have not passed examination.	Suggested change to wording: POLICY 7- COMMUNITY FACILITIES

	these developments conform to the other policies set out in this Plan. Such facilities include: <ul style="list-style-type: none"> • modifications to St Peters church necessary to provide toilet and basic cooking facilities and a meeting room • Future possible plans to improve, extend or renew the Parish Hall • Support for the continuing success and viability of Marsh Baldon Primary School • Support for the continuing success and viability of the two village pubs 		The Baldons Parish Council will support the improvement, extension and renewal of existing community facilities provided that these developments conform to the policies of the Development Plan. Such facilities include: <ul style="list-style-type: none"> • St Peters church – modifications to provide toilet and basic cooking facilities and a meeting room would be supported • The Parish Hall – its renewal and extension would be supported • Marsh Baldon Primary School • The two village pubs [Worth naming these]
18	4.8 Infrastructure 4.8.1 Introduction The Community Infrastructure Levy (CIL) will require the developers of all new buildings a charge to contribute to the cost of the provision, improvement, replacement, operation and maintenance of local infrastructure. 25% of the charge, which will be at a rate determined by SODC, levied on development in the Baldons will be made available to the Parish Council to spend on Baldon infrastructure. 4.8.2 Infrastructure priorities The present infrastructure priorities, based on the response to the questionnaire (Appendix A1) are: 1. Toot Baldon sewerage	Not quite accurate – suggest you amend to suggested. CIL does not apply to all developments and the PC currently receives 15% of CIL from new eligible development.	Suggest you amend to below: The Community Infrastructure Levy (CIL) will require some developments to contribute to the cost of the provision, improvement, replacement, operation and maintenance of local infrastructure. 25% of the charge, levied on development in the Baldons will be made available to the Parish Council to spend on Baldon infrastructure once the plan is made. At present only 15% of CIL is made available to the Parish Council.

	<p>2. Parking on the Marsh Baldon Green perimeter</p> <p>3. Maintenance of un-adopted roads</p> <p>4. Provision of new and maintenance of existing footpaths</p>		
19	<p>POLICY 8- INFRASTRUCTURE</p> <p>The Baldons Parish Council will spend their share of CIL money that is made available by SODC on Baldons infrastructure. Infrastructure needs, and their priority, will evolve throughout the currency of the plan and will be determined year by year by the Baldons Parish Council.</p>	<p>I think the first sentence of the current policy wording is more suitable as supporting text.</p> <p>I have suggested a policy wording found in Long Wittenham NDP that has recently passed examination and referendum.</p>	<p>Suggest amend policy wording to:</p> <p>POLICY 8- INFRASTRUCTURE Community Infrastructure Levy contributions from development will be used for the benefit of the community, including the priority projects listed in para 4.8.2.</p> <p>Infrastructure needs, and their priority level, will be reviewed each year by the Baldons Parish Council.</p>
20	<p>4.9 Business 4.9.1 Introduction</p> <p>It is clear that it is important to encourage and assist local employment opportunities in order to help build a sustainable community. The main sources of employment in the Baldons are probably home working, the pubs and agriculture.</p>	<p><i>It is clear that it is important to encourage and assist local employment opportunities in order to help build a sustainable community. The main sources of employment in the Baldons are probably home working, the pubs and agriculture.</i></p> <p>You will need to be certain or have some evidence about whether home working, the pubs and agriculture are the main sources of employment. Without this, this sentence should be deleted.</p>	
21	<p>POLICY 9 – BUSINESS</p> <p>New and existing small business activities, including agriculture, village retail, hospitality and home working shall be encouraged in the Baldons providing they are accommodated in</p>	<p>This policy needs reworking to make it effective – it is currently not written as a land use policy.</p>	<p>Suggest you consider rewording policy to:</p> <p>Enhancement of Employment Facilities Planning proposals that generate new employment opportunities, support existing</p>

<p>appropriate buildings or sites and do not add significantly to the burden on road capacity and safety and other infrastructure.</p>	<p>Chinnor NDP has a policy on employment/business which has passed examination. I think it would help meet your objectives.</p>	<p>ones or provide opportunities for home working and that are within the built-up areas of the villages will be supported subject to the following criteria:</p> <ul style="list-style-type: none"> • The proposals do not severely and negatively impact on traffic. • The proposal respects the built character and landscape character of the villages. • The proposal does not cause an unacceptable impact on the amenities of nearby residential properties; and • The proposal provides adequate parking, servicing and access arrangements in accordance with the most recently published standards of South Oxfordshire District Council <p>Proposals located outside the built-up form of the village will only be supported if they are appropriate to a countryside location and they are consistent with development plan policies.</p>
--	--	---

Appendix C.4: Stage 4 Comments from OCC

Oxfordshire County Comments

Dear Baldons Neighbourhood Plan Committee

Baldons – Pre-Submission Draft Neighbourhood Plan

Thank you for the opportunity to comment on your draft Neighbourhood Plan. The draft plan encompasses the villages of Marsh Baldon, Toot Baldon and Little Baldon and reflects the joint Parish Council.

Sites

Policy 2 on page 32 refers to between 9 and 15 new houses on possibly 11 sites shown on the figures on pages 33, 34 and 35. Do you plan to allocate all 11 sites? The Sustainability Appraisal notes a total capacity of these sites of up to 23 houses as follows:

1) Site 2–0.4ha–capacity 3. 2) Site4–0.4ha–capacity3-4. 3) Site8–0.2ha–capacity 2. 4) Site9–0.3ha–capacity 2-3. 5) Site15–0.1ha–capacity 1. 6) Site16–0.1ha–capacity 1. 7) Site18–0.2ha–capacity 1-2. 8) Site20–0.1ha–capacity 1. 9) Site21–0.1ha–capacity1. 10) Site 23 – 0.1ha – capacity 1. 11) Site 24 – 0.2ha – capacity 3-4.

Schools

Page 10, 2.1.2 states “The Baldons are served by Marsh Baldon Primary School, situated on the north side of Marsh Baldon Green. The capacity of the school is about 70, of which about 30% of the children are from the Baldons and the remainder from neighbouring villages and south Oxford. For secondary education Peers School in Littlemore or Wheatley Park School are the closest state schools and at present both are served by school buses.”

The above text could be updated. Marsh Baldon Primary School has a capacity of 84 places, but only 63 children on roll (as of May 2017). Pupil numbers typically fluctuate from year to year, as is common at small village schools, but it would be expected that the school would be able to absorb modest levels of local housing growth. For secondary education, “Peers School” has been replaced by The Oxford Academy. The Baldons are within the Wheatley Park School catchment area.

School and Transport

There is concern from a transport perspective regarding the intention to make the school attractive to parents from outside the area through improved parking provision. This could lead to increased car journeys on the road network at times when roads are busiest and additional congestion, for example on the A4074. Efforts should be made to minimise car journeys, for example through car sharing or walking to school from within the villages where possible.

Transport

The quantum of housing in this neighbourhood plan area is low and as a result does not raise strategic transport concerns. The County Council is working closely with the District Council to assess the potential effects of development nearby at Berinsfield and Chalgrove Airfield which raise strategic transport issues for example on the A4074 (the western boundary of this neighbourhood plan area) and the B480 (to the east of this neighbourhood plan area).

The proposal in this draft neighbourhood plan to broadly locate development within the existing developed areas is welcome, as this will help minimise additional car trips through the use of existing walking and cycling routes within the villages, for example by walking to school. Of the sites, our least preferred are the two at Little Baldon (sites 23 and 24) given that they are some distance from the school and other amenities, and there could also be other issues relating to access and visibility.

The priority afforded in the plan to provision of new footpaths and maintenance of existing footpaths is welcome. There is an aspiration in the County Council's Science Vale Cycling Strategy to make improvements to the surface of some sections of the Roman Road in the plan area. This would provide a means for cyclists to use the Roman Road between Berinsfield and the edge of Oxford throughout the year, providing an alternative to cycling on the A4074. The improvements rely on funding being found, (a possible source being funding from development at Berinsfield) and are likely to consist of the use of compacted gravel on sections which would otherwise be impassable for cyclists and others because of mud in wetter times of year.

Accident history in the Baldons villages in the last five years within the 30mph speed limit has thankfully been minimal. The B4015 however does have quite a high number of indents, reflecting the poor alignment of the route. The South Oxfordshire Local Plan being published on 11th October proposes to safeguard land around Golden Balls roundabout (A4074/B4015) to provide for potential improvements at the roundabout.

Minerals and Waste

Site 25 is within a Sharp Sand and Gravel Minerals Consultation Area, however we understand that the site is not identified as a preferred site within Policy 2. We do not have any strategic waste planning policy comments.

Environmental Strategy

We welcome the detailed attention which has been given to landscape considerations to inform the neighbourhood plan.

We note the biodiversity information that has been collected in the background documents and the consideration of biodiversity in the sustainability appraisal and scoping report. Where biodiversity impacts are noted in the sustainability appraisal it is not clear what these impacts are. Whilst the scale of development proposed is small, we would encourage the community to clarify in the neighbourhood plan how biodiversity conservation could be supported at a local and parish level. For example there may be opportunities at an individual site level to enhance habitats for protected and notable species - bats, birds and pond-dwelling animals. These opportunities could also be highlighted in the draft Design Guide. At a landscape level the neighbourhood plan could usefully develop its existing references to the Oxfordshire and Wildlife Strategy by highlighting those aspects of the OWLS Biodiversity Strategy and Guidelines that are considered relevant to the parishes.

With regard to green infrastructure generally, we would draw the parishes' attention to the recently updated draft South & Vale Green Infrastructure Strategy (March 2017) which replaces the earlier 2011 version.

Yours sincerely

Lynette Hughes

Senior Planning Officer

Email: Lynette.Hughes@oxfordshire.gov.uk

County Hall New Road Oxford OX1 1ND

Director for Planning and Place – Susan Halliwell

6 October 2017

Baldons Neighbourhood Plan Committee By email: laurence.attewill@gmail.com And baldonsplan@gmail.com

Copy: planning.policy@southoxon.gov.uk

Appendix C.5 Stage 4 Comments from Natural England

Date: 06 September 2017 Our ref: 223950

South Oxfordshire District Council

BY EMAIL ONLY

Dear Laurence Attewill

Planning Consultation: Baldons Neighbourhood Plan

Thank you for your consultation on the above dated 18 August 2017.

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 Baldons Neighbourhood Plan we note that there are no designated sites or protected landscapes within or near the Neighbourhood Plan area and there are less than 500 additional dwelling sites or 1000 sqm of commercial sites proposed.

However, we would like to draw your attention to the requirement to conserve biodiversity and provide a net gain in biodiversity through planning policy (Section 40 of the Natural Environment and Rural Communities Act 2006 and section 109 of the National Planning Policy Framework). Please ensure that any development policy in your plan includes wording to ensure that "all development results in a biodiversity net gain for the parish". Since the Marsh Baldons Village Green constitutes a high quality wildflower meadow, there is scope to improve upon this resource through habitat creation and enhancement over the course of development.

The recently produced [Neighbourhood Plan for Benson](#), in South Oxfordshire provides an excellent example. Although the Plan has not been to referendum yet, we are of the opinion that the policy wording around the Environment, Green Space and Biodiversity is exemplary. We recommend that you consider this document, when reviewing yours.

Whilst we note the designation of the Marsh Baldon Village Green as a Local Green Space, we wish to highlight that multiple areas may have the potential to be designated as Local Green Spaces, and advise that if other areas exist which are of importance to the local community or are valuable for biodiversity, they are also designated as Local Green Spaces within the Neighbourhood Development Plan policies.

Furthermore, whilst we understand that the community deems the infrastructure projects stated within Section 3.8 important, we would advise the inclusion of an additional measures which make provisions for Community Infrastructure funding to support the creation and

enhancement of high quality green infrastructure, including along existing and planned footpaths. This would not only complement the stated objective of maintaining existing footpaths and creating new footpaths (Section 3.3.4), but would also go a small way to improving habitat connectivity and species movement in response to climate change, which has been identified as a Sustainability Issue for the Parish in Section 3.2. Annex A provides examples of Green Infrastructure.

Further Recommendations Natural England would also like to highlight that 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. We recommend that:

- Policies relating to Biodiversity Net Gain should propose the use of a biodiversity measure for development proposals. Examples of calculation methods are included in Annex A;

- Development sites should be assessed for 'Best and most versatile (BMV) agricultural land' (Grades 1-3a). Policies around the mapping of land proposed for development should be included in the Plan. Loss of this resource must be avoided. Please see Annex A for further information.

Yours sincerely
Chris Baines Sustainable Development Adviser Thames Team

Appendix C.6: Stage 4 Comments from Historical England

Note: **red** numbered sections (eg: **H4.1**) refer to BNP responses: see **Appendix D** below:



Our ref: HD/P5355/

Your ref:

Telephone 01483 252040

Fax

7th October 2017

Dear Sir or Madam,

The Baldons Neighbourhood Plan Pre-Submission Consultation Draft

Thank you for your e-mail of 18th August advising Historic England of the consultation on your Neighbourhood Plan. We are pleased to make the following general and detailed comments.

The nature of the locally-led neighbourhood plan process is that the community itself should determine its own agenda based on the issues about which it is concerned. At the same time, as a national organisation able increasingly to draw upon our experiences of neighbourhood planning exercises across the country, our input can help communities reflect upon the special (heritage) qualities which define their area to best achieve aims and objectives for the historic environment. To this end information on our website might be of assistance – the appendix to this letter contains links to this website and to a range of potentially useful other websites.

H4.1

We welcome the description of the historical development of The Baldons in sub-section 2.2, but would like to see a reference to the 57 listed buildings (4 grade II* and 53 grade II) and one scheduled monument in the Plan area here rather than the number of listed buildings being given in paragraph 2.3.4 headed “*Conservation Areas in Toot Baldon and Marsh Baldon*”.

H4.2

Is there a list of locally-important buildings and features? Non-designated heritage assets, such as locally important buildings, can make an important contribution to creating a sense of place and local identity. Have the Oxfordshire Historic Environment Record and Historic Landscape Character Assessment been consulted, the former for non-scheduled archaeological sites, some of which may be of national importance?

H4.3

The National Planning Practice Guidance states “... where it is relevant, neighbourhood plans need to include enough information about local heritage to guide decisions and put broader strategic heritage policies from the local plan into action at a neighbourhood scale. ... In addition, and where relevant, neighbourhood plans need to include enough information about local non-designated heritage assets including sites of archaeological interest to guide decisions”.



Historic England, Eastgate Court, 195-205 High Street, Guildford GU1 3EH

Telephone 01483 25 2020 HistoricEngland.org.uk

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

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



- 2 -

H4.4

Is the condition of heritage assets in the parish an issue ? Although none of the heritage assets in the parish are currently on the Historic England Heritage at Risk Register the Register does not include grade II buildings outside London. Has there been a survey of the condition of grade II buildings in the Plan area ?

H4.5

We also welcome sub-section 2.3 on the Village Character Assessment, but has there been a formal character assessment of the Plan area ? We note a mention of the Village Character Assessment in paragraph 1.08 of the Baldons Design Guide but we are not clear if this refers to sub-section 2.3 or to a separate study.

H4.6

Historic England considers that Neighbourhood Development Plans should be underpinned by a thorough understanding of the character and special qualities of the area covered by the Plan. Characterisation studies can also help inform locations and detailed design of proposed new development, identify possible townscape improvements and establish a baseline against which to measure change. The appendix to this letter contains links to further information on characterisation and we would be pleased to offer further information on this matter.

H4.7

We welcome the references to the two conservation areas in the Plan area in paragraph 2.3.4 but have previously noted that we would prefer to see the references to the numbers of listed buildings in sub-section 2.2. We also consider that it would be helpful to say a little more about the conservation areas; e.g. when were they designated ? Has the designation been reviewed ? What are their special interest (the reason for designation) ? Are there character appraisals and/or management plans for the conservation areas ?

H4.8

Has there been any or is there any ongoing loss of character, particularly within the Conservation Area, through inappropriate development, inappropriate alterations to properties under permitted development rights, loss of vegetation, insensitive streetworks etc?

H4.9

We welcome the Baldons Design Guide, sub-section 2.4 on landscape character and the Landscape Assessment, which has had regard to the Oxfordshire Historic Landscape Character Assessment. However, there is a considerable amount of text on landscape character set out in the draft Plan and we suggest that some of that text could be relocated to an Appendix or omitted altogether, given the reference to the Landscape Assessment for those who want more information on landscape character.

H4.10

We welcome the reference to “rich heritage” and the recognition of the need to “conserve and enhance our heritage” in the Vision (paragraph 3.1). We also welcome the recognition of the need not to jeopardise The Baldons’ “rich cultural and natural heritage” by insensitive development as a key sustainability issue in paragraph 3.2.1. However, we find it surprising that there is then no specific objective for the “conservation and enhancement of the historic environment (which we would like to see) – there is a specific sustainability objective “to conserve and enhance the villages’ character and historic environment”.



Historic England, Eastgate Court, 195-205 High Street, Guildford GU1 3EH
Telephone 01483 25 2020 HistoricEngland.org.uk

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

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



- 3 -

In principle, we welcome and support Policies 1 - General Principles and 5 - Design Guide; paragraph 58 of the National Planning Policy Framework states “...*neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.*”

H4.11

However, we are not entirely convinced that either Policy 1 or Policy 5 is either robust or comprehensive or that there is an “understanding and evaluation” of The Baldons’ defining characteristics”. Both policies could be reworded “*New development will only be permitted where it would.....*” to better accord with paragraph 154 of the National Planning Policy Framework.

H4.12

We suggest combining these two policies and, whether combined or not, we would welcome an emphasis on sensitive design within the conservation areas or their settings that conserves or enhances their special interest, character and appearance. If there are character appraisals and/or management plans for the conservation areas these too should be referenced here. We are also not entirely convinced.

H4.13

We would welcome a policy specifically for the conservation and enhancement of the historic environment of the Plan area, in accordance with the National Planning Practice Guidance advice to “*put broader strategic heritage policies from the local plan into action at a neighbourhood scale*”.

H4.14

We welcome “impact on heritage” as one of the Site Appraisal Criteria in Table 4.1. However, we note from Table 3.1 “Appraisal Guidance” of the Sustainability Appraisal that, in appraising the potential development sites, impact on heritage is considered just to be proximity to the conservation areas.

H4.15

This is a very simplistic level of appraisal in that some of the sites are within the Conservation Areas; it is the impact on the special interest, character and appearance of the conservation areas that is the important consideration; and in that it completely omits any impact on the significance of listed buildings .

H4.16

The National Planning Policy Framework notes, in paragraphs 129 and 132, that the significance of an asset can be affected by development within its setting. In addition, Section 62 of the Planning (Listed Buildings and Conservation Areas) Act 1991 requires special regard to be had to preserving the setting of listed buildings.

H4.17

Nor is there any indication of assessment of impact on non-scheduled archaeological remains, the consideration of which we identified as a deficiency in the Scoping Report

H4.18

Accordingly, we consider the Sustainability Appraisal is deficient in its assessment of alternative sites, We note the disclaimer in paragraph 3.1 that the site appraisal is not intended to be a full sustainability appraisal and that it will be for the developer to “carry out an appropriate



Historic England, Eastgate Court, 195-205 High Street, Guildford GU1 3EH
Telephone 01483 25 2020 HistoricEngland.org.uk

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

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



- 4 -

sustainability appraisal to the requirements of SODC". However, it is the Neighbourhood Plan that is allocating sites for development through Policy 2 New Houses, and it is therefore this policy and the Plan as a whole that should be subject to sustainability appraisal – sustainability appraisal is for plans, policies and programmes, not individual developments, particularly of such small scale.

H4.19

That appraisal should include assessing the two alternate development strategies against the sustainability objectives.

We have assessed each of the proposed allocation sites against our records of designated heritage assets.

Site 02-TB is within the setting of both the Toot Baldon Conservation Area and the Grade II listed The Crown Public House.

Site 04-TB does not appear to impact on any designated heritage assets.

Site 08-TB is both within the Marsh Baldon Conservation Area and the setting of the Grade II listed Hunters Gap.

Site 09-TB is within the setting of the Marsh Baldon Conservation Area.

Site 015-MB is within the March Baldon Conservation Area.

Site 16-MB is within the March Baldon Conservation Area.

Site 018-MB is within the setting of the Marsh Baldon Conservation Area.

Site 020-MB is within the setting of the Grade II listed Wantills.

H4.20

Site 021-MB is within the setting of the Grade II listed Wantills.

Site 023-LB does not appear to impact on any designated heritage assets.

Site 024-LB does not appear to impact on any designated heritage assets.

H4.21

Those sites within or within the setting of one of the Conservation Areas should be assessed with reference to the relevant Conservation Area Character Appraisal if there is one - if there is no such Appraisal, then we consider the evidence base for the Plan to be insufficient. Those sites within the setting of a listed building should be assessed for their impact on the significance of the building. In addition, each of the sites should be assessed against the Oxfordshire Historic Environment Record for non-scheduled archaeological interest and/or the County Archaeologist consulted.



Historic England, Eastgate Court, 195-205 High Street, Guildford GU1 3EH
Telephone 01483 25 2020 HistoricEngland.org.uk

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

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



- 5 -

H4.22

Without any assessment of the impact of the development of these sites on the special interest, character and appearance of the Conservation Area, special architectural or historic interest of listed buildings and potential archaeological interest of these sites, particularly as up to five houses could be proposed on any of the sites. Historic England objects in principle to the allocation of these sites. We will, however, be pleased to review our position once those assessments have been undertaken, dependent of course, on the results.

H4.23

Notwithstanding our in principle objections we would also suggest that Policy 2 should be slightly reworded to make it clear (in accordance with paragraph 154 of the National Planning Policy Framework) that residential development will be permitted on the allocated sites (whichever they may be), in the form either as single dwellings or clusters of not more than five houses, which we presume to be the intention. As worded, the Policy could be considered to be ambivalent as to whether or not permission would be granted for residential development on the allocated sites).

H4.24

National Planning Practice Guidance states *“A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared.”*

H4.25

We support the principle of designating Marsh Baldon Green as a Local Green Space, but do not consider that Policy 6 is a planning policy, and should therefore be differentiated from the actual planning policies (in accordance with paragraph 154 of the National Planning Policy Framework and paragraph 041 of the National Planning Practice Guidance). However, Policy 6 could be recast as a planning policy by setting out whether or not any development would be allowed on the Green and, if so, in what circumstances.

H4.26

Finally, a general observation. The preparation of the Neighbourhood Plan offers the opportunity to harness a community's interest in the historic environment by getting the community to help add to the evidence base, perhaps by inputting to the preparation or review of a conservation area appraisal, the preparation of a comprehensive list of locally important buildings and features, and/or a survey of Grade II listed buildings to see if any are at risk of neglect, decay or other threats.

We hope you find these comments helpful. Should you wish to discuss any points within this letter, or if there are particular issues with the historic environment in The Baldons, please do not hesitate to contact us.

Thank you again for consulting Historic England.



Historic England, Eastgate Court, 195-205 High Street, Guildford GU1 3EH
Telephone 01483 25 2020 HistoricEngland.org.uk

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

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



- 6 -

Yours faithfully,



Martin Small
Principal Adviser, Historic Environment Planning
(Bucks, Oxon, Berks, Hampshire, IoW, South Downs National Park and Chichester)

E-mail: martin.small@historicengland.org.uk

Appendix: Sources of Information

The National Heritage List for England: a full list with descriptions of England's listed buildings:
<http://list.historicengland.org.uk>

Heritage Gateway: includes local records of historic buildings and features www.heritagegateway.org.uk

Heritage Counts: facts and figures on the historic environment <http://hc.historicengland.org.uk>

<http://www.historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/> has information on neighbourhood planning and the historic environment .

HELM (Historic Environment Local Management) provides accessible information, training and guidance to decision makers whose actions affect the historic environment. www.helm.org.uk or www.helm.org.uk/communityplanning

Heritage at Risk programme provides a picture of the health of England's built heritage alongside advice on how best to save those sites most at risk of being lost forever. <http://risk.historicengland.org.uk/register.aspx>

Placecheck provides a method of taking the first steps in deciding how to improve an area. <http://www.placecheck.info/>

The Building in Context Toolkit grew out of the publication 'Building in Context' published by EH and CABE in 2001. The purpose of the publication is to stimulate a high standard of design when development takes place in historically sensitive contexts. The founding principle is that all successful design solutions depend on allowing time for a thorough site analysis and character appraisal of context. <http://building-in-context.org/toolkit.html>

Knowing Your Place deals with the incorporation of local heritage within plans that rural communities are producing, <http://www.historicengland.org.uk/publications/known-your-place/>

Planning for the Environment at the Neighbourhood Level produced jointly by English Heritage, Natural England, the Environment Agency and the Forestry Commission gives ideas on how to improve the local environment and sources of information. <http://publications.environment-agency.gov.uk/PDF/GEHO0212BWAZ-E-E.pdf>

Good Practice Guide for Local Heritage Listing produced by Historic England, uses good practice to support the creation and management of local heritage lists. <http://www.historicengland.org.uk/images-books/publications/good-practice-local-heritage-listing/>

Understanding Place series describes current approaches to and applications of historic characterisation in planning together with a series of case studies <http://www.helm.org.uk/server/show/nav.19604>

Oxford Character Assessment Toolkit can be used to record the features that give a settlement or part of a settlement its sense of place <http://www.oxford.gov.uk/PageRender/decP/CharacterAppraisalToolkit.htm>



Historic England, Eastgate Court, 195-205 High Street, Guildford GU1 3EH
Telephone 01483 25 2020 HistoricEngland.org.uk

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

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



APPENDIX C7: Stage 4 Comments from Barclay Farms Ltd

The Steering Group
The Baldons Neighbourhood Plan

6th October 2017

Dear Sirs

RESPONSE TO BALDONS NEIGHBOURHOOD DEVELOPMENT PLAN PRE SUBMISSION DRAFT AUGUST 2017

I am writing further to my initial letter of the 30th September 2017 responding to the above pre submission draft.

I presume that as I do not live within the curtilage of the Baldons Neighbourhood Plan I do not rank as being a householder for the circulation list of this draft. However this response is made on behalf of Barclay Farms who own and farm some 2000 acres in the area including a number of the sites proposed for future development.

As a landowner and farmer in the parish I am supportive of the Vision, Objectives and Strategies of the Baldons NP but I have the following comments which I feel should be given further consideration by the NP Steering Group and the Advisory Group in fulfilling these criteria.

POLICY 2

“Between 9 and 15 new houses should be constructed in the Baldons during the currency of the Neighbourhood Plan – up to 2033”

Whilst the preferred sites (Figures 4.2 – 4.4) meet the listed criteria it is also acknowledged that ownership and deliverability has not been clarified and therefore it would be prudent not to dismiss some of the other sites proposed during the consultation process. There is an inevitable subjectivity in assessing the criteria in adopting any one site.

The potential for the requisite 9 – 15 dwellings to be provided in a cluster development of up to five units on the preferred sites will be challenging in complying with planning policy, infrastructure regulations, conservation and environmental requirements. These 9 – 15 units are more likely to be provided as either a detached or a semi detached pair on the preferred sites.

I would therefore propose that two more sites be included as preferred sites:

25 LB. There is already an existing pair of well designed semi detached cottages with the required infrastructure in place. One or two more units on this site would fully utilise the existing infrastructure, reducing construction costs.

14 MB It is not clear why this site does not merit inclusion on the preferred list but would be capable of accommodating and delivering a cluster development if required.

12 MB I can see that this site would extend the development of Marsh Baldon but could be complimentary with 11 MB and provide some of the 2 bedroom houses required in the NP.

19 MB The NP acknowledges the need for a maximum of 20% affordable housing, say 2/3 dwellings. By the very nature of this form of provision these sites are very often considered "Exception Sites".

A factor of affordable housing is proximity to services. Currently these are limited in Marsh Baldon and likely to remain so in the lifetime of the Plan. However 19 MB provides ready access to Nuneham Courtenay with its regular transport facilities and access into Marsh Baldon can either be via Baldon Lane or a permissive path linking to the public rights of way network.

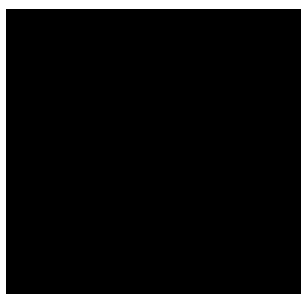
VISION 3.2.3 & 3.3.5 ECONOMIC/BUSINESS

The NP recognises the importance of a thriving rural economy for a sustainable community and in addition the reliance locally on farming. Institutional land ownership in part and future difficult trading conditions in agriculture indicate that there should not be an over reliance on this historic economic activity.

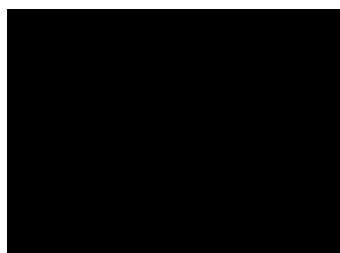
The importance of home working is well provided for but the NP should go further to support other forms of economic activity to include conversions for B1/B8 commercial use to provide growth from a home start up enterprise, provide local employment whilst contributing via the rating system to the wider economic stability of the District and County.

I am available to discuss these points with the Steering Group and request that these points are taken into account when the NP is being finalised.

Yours sincerely



pp. A J Barclay



Appendix C.8: Stage 4 Comments from Residents

Table C.8a: Comments on Site Appraisal

No	Name	Comment
A1	[REDACTED]	Proposes 2 sites, neither of them shown on the map. The TB-01 site, which <i>is</i> shown, is misplaced in the middle of our side lawn and obviously impractical
A2	[REDACTED]	We need to look again at the sites selected as preferred and check that we have objectively assessed them against the criteria set out. This also means considering other sites that may emerge from this consultation Site 15 previously refused planning permission on conservation planning grounds
A3	[REDACTED]	Sites 16-MB, 15-MB and 09-TB particularly concern me as these sites are either on green belt land or in the conservation area or both.
A4	[REDACTED]	I agree with the plan and the Development policy for housing growth of between 9-15 houses and the preferred sites shown in the map of Toot Baldon, Marsh Baldon and Little Baldon which are shown in Policy 2 and mapped out in Figures 4.2, 4.3 and 4.4. I agree with the site appraisal criteria stated in table 4.1, with the exception of 15MB and 16MB, which are within in the conservation area which I don't think is in keeping with the principle of a conservation area.
A5	[REDACTED] [REDACTED]	Whilst I recognise that that placing of the new houses is an arduous task I fear that infilling around the green leaves itself open to a sea change. Acceptance of the preferred sites sets a precedence.
A6	[REDACTED]	I therefore would like site MB15 to be removed from the list of potential development sites.
A7	[REDACTED]	Site 02-TB. This site offers views to the south from the properties on the other side of the road, 12 & 13 Toot Baldon. 02-TB is also a "gap" between the farmyard buildings and the cluster of buildings around the pub.
A8	[REDACTED]	Proposes a site adjacent to site 18 for housing development
A9	[REDACTED]	Proposes church field as suitable for development Objects to sites 08,09 and 15 as having been previously rejected Objects to Little Baldon development

Table C.8b: Comments on Social / Affordable Housing

No	Name	Comment
B1	██████████	I support social housing for rent
B2	██████████	Policy 4 Housing Mix is unlikely to address the issue of affordability, The plan does not currently include any affordable housing. Should further work be done to find one or two larger sites or specific sites which could facilitate more affordable housing?
B3	██████████	It seems clear that the villagers want small houses for people to rent. We therefore must have social housing
B4	██████████	We do not agree to social housing but would be open to considering small, affordable housing
B5	██████████	I don't think social housing should be the priority but affordable housing for people starting on the housing ladder as well as downsizing.
B6	██████████	Supportive of social housing and suggests a suitable site
B7	██████████	Social housing is necessary but more details are required
B8	██████████	There is little or no land available in Marsh Baldon for social housing at all it would be very unwelcome in our neighbourhood in any case.
B9	██████████	We need affordable houses

Table 6.8c: Comments on Other Issues

No	Name	Comment
C1	[REDACTED]	It wasn't fully clear what spaces on the maps were "protected" (for the view etc) Vs those that were earmarked for housing.
C2	[REDACTED]	Gaps – new drawing to show where they are. Village Character – too much emphasis on Marsh Baldon Green Views – appendix E. Photos not good enough Design guide – What is the essence of houses that we want to avoid (they are mainly on the green)?
C3	[REDACTED]	I would like to see us strengthen the importance of the rural setting and heritage assets for the long term future of the village. The gaps around the Green and the dynamic, changing views as we walk through and around the village are vital to that character
C4	[REDACTED]	Parking - what solutions will be considered? Site evaluation criteria – access and infrastructure should be included Design Guide: supportive but with some reservations
C5	[REDACTED]	I wouldn't support taking away permitted development rights. I believe would be unequitable and almost create a two-tier system.
C6	[REDACTED]	I would approve of a clause to disallow permitted development on any new houses built, simply as a means of keeping the much demanded 'small houses' small.
C7	[REDACTED]	The gaps we appreciate are Church field on Baldon lane, and the view of the church from the Green, and the field opposite Baldon House owned by the Barclays
C8	[REDACTED]	! disagree with the removal of PD rights for new houses
C9	[REDACTED]	It is very important that some of the gaps and importantly views are preserved from the roads, bridleways and footpaths to maintain the rural feel of the village.
C10	[REDACTED]	I think it important to preserve Barclays field on the north side of Baldon Lane and Church field between the church and Dulnain from development The conservation areas should be protected and not steadily hemmed in which is and has happened to my cottage.
C11	[REDACTED]	There is a clear consensus that new houses should be 2 or 3 bedroomed, which are in such short supply Could a clause be added to the Plan underlining the importance of maintaining a balanced variety of house sizes?
C12	[REDACTED]	I didn't think the proposal to withdraw permitted development on the proposed new properties was fair. . I would support some sort of change and small reduction of the areas and redrawing. Worried about mission creep on numbers
C13	[REDACTED]	Restrictions on future extensions not fair perhaps 2 storey properties divided into two or four 1 or 2 bedroomed apartments would be an answer, as the potential for extending is more difficult. Need for off street parking

APPENDIX D

RESPONSES TO COMMENTS RECEIVED

Appendix D.1: Responses to Stage 3 Comments from Statutory Consultees

No	Comment	Response	Where addressed		
			Scoping	SA	Plan
Response to Natural England Comments					
N3.1	Agricultural Land Classification	This has been done	Section 3.2.2	Appendix 2	
N3.2	Restoration and enhancement of biodiversity	A reference to this requirement has been inserted	Section 4.1.1		Policy 1
N3.3	the best and most versatile land	Ditto	Section 5.2.7		Policy 1
Response to Historical England Comments					
H3.1	Include a reference to the archaeological heritage	A new section has been written in the Scoping Report	New section 3.7.1	Appendix 2	

Appendix D.2: Responses to Stage 4 Comments from Statutory Consultees

No	Comment	Response	Where addressed		
			Scoping	SA	Plan
Response to the South Oxfordshire District Council Comments					
SO4.1	Amplify the Vision	This has been done			Section 5.1
SO4.2	Modify wording of Policies	This has been done			Chapter 6
Response to Oxfordshire County Council Comments					
OC4.1	Correct data on Marsh Baldon School	This has been noted and Plan updated			Section 2.1.2
OC.4.2	Traffic	Noted – no action considered necessary			
OC4.3	Biodiversity	Biodiversity impacts detailed in SA. Measures to enhance biodiversity included in Plan			Section 6.8.2
OC4.4	Design Guide	Green infrastructure to be included			Appendix C
Response to Natural England Comments					
N4.1	conserve and enhance biodiversity	Reference to this requirement is included in Policy 1	Section 4.1.1	Table 4.3	Policy 1 and section 6.8.2

N4.2	Improvements to the Green	Not considered either necessary or practicable. It should be noted that 84% of questionnaire respondents felt that the present balance between environmental protection and recreational use was about right.			
N4.2	Green Spaces other than the Green	This has been considered but no suitable spaces have been identified			Section 6.6.2
N4.3	Develop a measure for biodiversity	Not considered appropriate for the size of developments contemplated in this Plan			
N4.4	Assess sites against best and most versatile land	This has been done		Appendix 3	

		Historical England Comments			
H4.1	reference to the listed buildings in section 2.2 rather than 2.3.4	We consider this to be an editorial matter and do not agree that the History of the Baldons is the appropriate place to refer to the listed buildings. A new section is included in the VCA			3.6.2
H4.2	Provide a list of important non designated buildings	We agree that non designated heritage assets are important and have expanded the Village Character Assessment to include an assessment			3.6.3
H4.3	Provide information on non designated heritage assets including archaeological sites	As above The Baldons archaeological heritage has been investigated and included in the Plan.	New section 3.7.1.	Appendix 2	3.6.3
H4.4	The issue the condition of heritage assets: provide information	This is not an issue and this is confirmed in the VCA			3.6.5
H4.5	Clarify the status of the Village Character Assessment	The VCA has been carried out specifically for this Plan by a chartered architect resident in the Baldons. In order to emphasise the importance of both the Village and Landscape Character Assessments we have given them a separate chapter in the Plan and an explanatory introduction			Chapter 3 Section 3.1.1

H4.6	Need for the Plan to be underpinned by a thorough understanding of village character. Further characterisation studies required?	We feel that the Plan is indeed based on a thorough understanding of village characteristics. The VCA has been expanded to demonstrate this.			3.6.3
H4.7	More information on the conservation areas	Details, including maps, are provided of the listed buildings and monuments.			3.6.2
H4.8	Has there been any loss of loss of character through inappropriate development?	Some post war development in various parts of the village have been unsympathetic to resulting in a loss of character: this is noted in the VCA			3.7
H4.9	Suggestion that some of the text on Landscape could be transferred to an appendix	We disagree: The full Landscape Assessment already appears as Appendix D and it is helpful to the reader that it should be summarised in the main text of the Plan			
H4.10	Include the objective to conserve and enhance the historic environment	Agreed: This has been included in Policy 1. The wording of all policies has been reviewed by SODC and modifications made.			Policy 1
H4.11	Request a new policy specifically for the conservation and enhancement of the historic environment	See above			Policy 1
H4.12	Suggest combining Policies 1 and 5 with emphasis on sensitive design within conservation areas	We do not propose to combine Policies 1 and 5 following SODC amendments and approval. We agree to comment on sensitive design in conservation areas			Design Guide
H4.13	Policy for the conservation and enhancement of the historic environment	This point covered in new bullet in Policy 1			

H4.14	A more detailed appraisal of the impact of development on the historic environment is required	Agreed: a more detailed and thorough appraisal of the impact of potential development sites on conservation areas, on listed buildings and on archaeology has been revised to satisfy this comment		Chapter 7 and Appendix 3	
H4.15	Impact of development on the special interest, character and appearance on conservation areas and listed buildings	See above		As above	
H4.16	An assessment of the impact of development on a heritage asset	See above		As above	
H4.17	An assessment of the impact of development on archaeological remains is required	See above		As above	
H4.18	Site allocation	Sites are not being allocated in the Plan.			
H4.19	Include an appraisal of the two alternative strategies against sustainability objectives	The section in the Sustainability Appraisal has been substantially revised in which the alternative strategy of concentrating development outside the present built up area has been rejected on Green Belt considerations. However the text has been expanded to acknowledge this comment		Section 6.1	
H4.20	Assessment of development sites against EH records	Noted: however EH should be aware that the grade 2 listed Wantills is incorrectly shown on the EH maps and is in fact distant from Sites 20/21. Its correct position is shown in the Plan			Figure 3.2
H4.21	Assess sites that are within the setting of a listed building for their impact on the significance of that building	No Conservation Area Character Appraisal is available. However, the Plan will now include an assessment of the potential impact of each site on heritage.		Table 7.2 Appendix 3	

H4.22	HE requires an assessment of the impact of development on conservation areas, listed buildings and archaeological remains before it can approve	The required assessments have been undertaken		Appendix 3	
H4.23	Policy 2 rewording	We are not allocating sites and the small area of most of the sites preclude the building of any more than 2-3 houses per site. However Policy 2 has been reworded on the suggestion of SODC			Policy 2
H4.24	Policies should be clear and unambiguous	Agreed; see modifications to wording recommended by SODC			Chapter 6
H4.25	Policy 6: Marsh Baldon Green	See modifications to wording recommended by SODC			Chapter 6
H.26	Community interest in historic environment. Suggestion that the community contributes to a survey of a review of the conservation areas, a list of locally important buildings and a condition survey of listed buildings	<p>The community's interest in the historic environment is considerable, as evidenced by an exhibition of village history mounted by villagers as part of the Millennial celebrations and subsequent occasional lectures from visiting experts.</p> <p>The community contributed to a review of the conservation areas in the Parish Plan. (2011) However a survey of grade II listed buildings is considered to be beyond the scope of the NP.</p> <p>These points will be made clear in the Olan</p>			Section 1.4

Appendix D.3: Responses to Stage 4 Comments from Barclay Farms Ltd

No	Comment	Response	Where addressed		
			Scoping	SA	Plan
BF4.1	Ownership /delivery	There is no lack of clarity regarding the ownership of the preferred sites. Concerning delivery, we understand that the owners of all the preferred site, with the exception of sites 23 and 24, owned by Barclay Farms Ltd, are happy to cooperate. There is enough capacity on these sites to accommodate the target number of dwellings.		Appendix 3	
BF4.2	Other sites	The four sites proposed by Barclay Farms have all been assessed and rejected for the reasons clearly explained in the Sustainability Appraisal.		Appendix 3	
BF4.3	Economic /business issues	The suggestion that existing buildings could be converted to B1/B8 uses is welcome and will be pursued			Chapter 6

Appendix D4: Response to Residents Comments

Table D4a Site Appraisal

Comment No	Response	Where addressed		
		Scoping	SA	Plan
A1	The site boundaries drawn on Figure 4.1 (now 6.1) of the Plan are not intended to be precise and the assessment of Site TB01 would apply equally to any part of the garden of Court House. Nevertheless, the plan has been corrected and site re-assessed.		Appendix 3	Figure 6.1
A2	<ul style="list-style-type: none"> We are confident that our assessment has been objective and no one has suggested otherwise. Only one additional site has been proposed in the course of the consultation and this has been considered retrospectively (see comment A.8) In addition we have been asked to re-assess site TB01. Site 15 (along with Sites 08 and 16) have been previously rejected. However, this appraisal is based on new and detailed Village and Landscape Character assessments not previously available. SODC have raised no objection to their inclusion as preferred sites. 			

A3	All sites are situated in the Green Belt and the sites mentioned are also within the Marsh Baldon Conservation Area. Neither of these designations preclude further development provide that development conforms to the NP Policies.			
A4	As above			
A5	We do not agree that the acceptance of the preferred sites creates a precedence for the acceptance of other sites: each site must be appraised on its merits.			
A6	Site 15 has been objectively assessed against agreed criteria and has been found to compare well with other sites. No reason to reject this site has been put forward.			
A7	Derelict farm buildings which would be replaced in the development of Site TB02 already impede the view to a certain extent. The Policies of the proposed Plan would ensure that the amenity of the existing nearby houses is not affected.			
A8	A planning application on the edge of Ste MB18 has already been made and is under consideration by SODC			
A9	The Churchfield site was not on proposed in the call for sites and was not assessed. It has now been added to the longlist retrospectively and has been assessed (as site 26). Sites 08,09 and 15: see response to comments A2, A3 and A6 above. Sites MB 23 and 24 have been objectively assessed against agreed criteria and has been found to compare well with other sites.		Chapter 7 and Appendix 3	

Table D4b Social / Affordable Housing

Comment No	Response	Where addressed		
		Scoping	SA	Plan
B1	This view is shared by the majority of comments and by the general feeling at the public meeting. It is recognised that the Plan needs to address this issue.			Included in section 5.2.2
B2	No site exists within the Baldons built up areas large enough to accommodate social housing. Any social housing would therefore have to be an exception site located outside the built-up area.			
B3	As for response to comment B1 above			
B4	Policy 4 requiring houses to be small (2-3 bedrooms) will ensure they are as affordable as possible.			
B5	As for B4 above			
B6	As for B1 above			
B7	As for B1 above			
B8	Noted but not agreed – response the Questionnaire showed strong support for the provision of social housing.			
B9	As for B1			

Table D4c: Other Issues

Comment No	Response	Scoping	SA	Plan
C1	A version of the Key Views map has been provided to show gaps as well.			Figure 3.3
C2	<ul style="list-style-type: none"> Gaps – see above Village Character- we will review to ensure we have achieved a reasonable balance, bearing in mind that the photos are only examples to illustrate points made in the text. Design Guide has been revised. 			Appendix C
C3	The importance of the rural character is fully acknowledged in the Village and Landscape Character Assessments and in the first bullet of section 3.1. “Vision” Additional prominence has also been provided in our response to the comments of Natural England and Historical England.			
C4	<ul style="list-style-type: none"> Parking: not appropriate to discuss possible solutions, which would all have to meet requirements of the Plan Policies. Criteria: access and infrastructure not a differentiator. Design Guide: has been revised. 			Appendix C
C5	PD rights: no change is proposed as it is outside the scope of the Plan.			
C6	As above			
C7	Noted and agreed		Appendix 3	
C8	As for response to C5			
C9	Noted.			
C10	Noted			
C11	Agreed – Policies 4 and 5 designed to achieve this.			
C12	As for C5			
C13	Extensions: as for C5 Off street parking: a requirement of the Design Guide.			Appendix C