



Design Guide Consultation Summary

A summary of consultation undertaken by the council between November and December 2014 on our draft Design Guide

February 2015

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SUMMARY

This report provides a summary of consultation undertaken by the council between November and December 2014 on our draft Design Guide.

The draft Design Guide was proposed as planning policy setting out principles that should guide the design of future developments within the district.

The consultation sought the views of statutory planning consultees as well as members of the public.

Copies of the draft Design Guide were made available electronically on the council's website and in hard copy from our offices.

We encouraged statutory consultees and members of the public to provide feedback on the guide by completing a survey which could be completed online or sent to us by email or post.

A total of 66 organisations and individuals responded to the consultation; 20 online, 43 by email and three by post.

A range of ideas, views and concerns were identified from the consultation responses received. These included, in order of prevalence, the following comments:

Theme	Comments received
Presentation, structure and style of the guide	<ul style="list-style-type: none">• Easy to read• Well laid out
Length and complexity of advice	<ul style="list-style-type: none">• Guidance is too long and detailed
Subjectivity of guidance	<ul style="list-style-type: none">• Guidance will not be enforceable• Checklists subject to interpretation
Specific comments about Cumnor Hill	<ul style="list-style-type: none">• Advice watered down or omitted compared with previous version• Concerns about intensification of plots, privacy and overlooking• Concern about drainage and flooding
Sustainable design	<ul style="list-style-type: none">• Stronger instruction needed on sustainable design• Need to specify management and maintenance of SUDs
Street design	<ul style="list-style-type: none">• Street design needs to be inclusive to all users• Guidance on inclusion of design suitable for cycling and buses needs strengthening• Concern about shared surfaces
Parking	<ul style="list-style-type: none">• Housing, particularly in rural areas, should be allocated more parking
Mitigation of noise and air pollution	<ul style="list-style-type: none">• Guidance not detailed or prescriptive enough to mitigate against noise and air pollution

	<ul style="list-style-type: none"> • No consideration of how new development adds to existing sources of pollution • Allowing space on edge/ between development may reduce impact of pollution • Community buildings need to be designed to limit noise pollution
Areas of Outstanding Natural Beauty (AONB)	<ul style="list-style-type: none"> • Good design not enough to limit impact on AONB sites
Geology and drainage	<ul style="list-style-type: none"> • Insufficient advice provided for development on hills or along the spring line
Biodiversity and ecology	<ul style="list-style-type: none"> • Appendix should be incorporated into main body of the document to add weight

The council has used information gained from the consultation to make amendments to the guide where appropriate. These include:

- **Clarification of the design process**, particularly for smaller scale development. This has been addressed by amending Section 2 to clarify the relationship between the Character Study and the Site Appraisal; insertion of additional graphics to illustrate how this information procures contextually appropriate design; the provision of an example case study for smaller scale development and an overview of the structure at the start of Section 3.
- **Street design and character**. Additional advice has been added in Section 4 to provide guidance that will improve the public realm for the benefit of all users.
- **Section 5.9: Amenity**. The draft referred only to private space and garden sizes. This section has been enhanced to provide advice on overlooking, overshadowing and appropriate mitigation from noise or pollution.
- **Designations**. Definitions and design principles were amended to align with national and local planning policy.

We expect the design guide to be adopted as council policy in March 2015.

THE DESIGN GUIDE AND WHY WE CONSULTED ON IT

The Design Guide was published in draft by Vale of White Horse District Council in October 2014 for comment.

The guide promised to improve the design and quality of land use development that takes place in the district. Drawing on examples of best practice, it set out a range of design principles that should feature in new developments, applicable to large scale residential extensions with several hundred new homes to modest extensions to existing properties.

If adopted, developers, agents, and households will need to ensure that developments they are proposing conform to the design principles expressed in the guide. This council will take this into consideration when determining planning applications and upholding decisions at planning appeal.

The guide will be formally known as a Supplementary Planning Document (SPD). This is an important planning policy that adds detail to the Local Plan. Whereas the local plan provides instruction on the strategic allocation of land for homes and employment in the district, the design guide shows how this development should be accommodated at a local level. More information on progress with the local plan in the Vale as well as its relationship to other policies such as the design guide can be found on the council's website:

<http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy>

We consulted on the draft guide to allow statutory stakeholders and interested members of the public opportunity to comment and make suggestions for improvement before it is formally adopted as council policy. This was in line with the council's policy commitment to involve stakeholders in the development of planning policies as set out in our Statement of Community Involvement¹.

¹ Vale of White Horse Statement of Community Involvement

<http://www.whitehorsedc.gov.uk/sites/default/files/SCI%20ADOPTED%20DEC%2009%20FINAL.pdf>

CONSULTATION METHODOLOGY

The council published the draft Design Guide on its website in early November.

We brought the guide to the attention of interested persons, including statutory and non-statutory consultees using a range of methods (**See Appendix A–Consultees Contacted**). These included:

- A press release on the council's website and advertisements in local papers (**Appendix B -Publicity**)
- Leaflets delivered to every household in the district (**Appendix C –Consultation Leaflet**)
- Printed copies of the design guide sent to every town and parish council in the district
- A presentation to elected members at a briefing on the local plan

To prompt structured feedback on the guide we asked people to consider the following questions:

1. Do you have any comments on the general format and layout of the guide? Is it clear and suitable for your needs?
2. Are the principles clearly articulated? Is the accompanying guidance sufficient to demonstrate how the aims of the principle can be achieved?
3. Do you have any comments on the checklists? Do you find them a useful tool when working up or assessing design?
4. What would help make this document more suitable to your needs?
5. Are there any other comments that you would like to make on the design guide consultation document?

Responses to these questions could be sent to us via our online consultation portal², by email and by post.

We allowed 6 weeks for responses to the consultation which lasted from 07 November to 19 December 2014.

² https://consult.southandvale.gov.uk/portal/vale/planning/de/design_guide/design_guide_review_2014

CONSULTATION RESPONSES

A total of 66 organisations and individuals responded to the consultation; 20 online, 43 by email and three by post.

A range of ideas, views and concerns were identified from the consultation responses received. To aid comprehension, we have grouped together similar comments which are summarised below.

We have not identified respondents in this section, unless these have been made on behalf of an organisation or group. Responses provided by individuals are denoted by a number only.

For a full list of responses by theme, please see **Appendix D –Detailed Responses**

Presentation, structure and style of the guide

The overall presentation, structure and style of the guide was generally well received with 19 respondents saying that it was easy to read and well laid out.

The structure is excellent and methodical in the way in that it starts with the site, setting and overall structure of a proposed development and moves from there in steps to consider[...] more detailed aspects of what is being proposed. The checklists at the end of each section are welcome (Cumnor Parish Council)

Splitting the guide into sections is very useful. A picture speaks a thousand words and the use of illustrations and photographs to illustrate design principles is excellent -far better than words (North Wessex Downs AONB)

I think the design guide is well thought out and well laid out in almost all areas(19)

Council response

The council welcomes these comments

Length and complexity of advice

In contrast, 8 respondents complained that the guidance was too long or complex

The Guide, whilst comprehensive, is lengthy and rather wordy in places and some of its content replicates existing available guidance (Radley College)

Not user friendly to parish councils (Steventon Parish Council)

Too technical and verbose (13)

Council response

The Design Guide is not intended to be read in its entirety by all applicants. The adopted Design Guide will be available on-line as an interactive pdf. This format will assist users to navigate the document and find appropriate guidance relevant to the scale and type of particular applications. Additional graphics and a smaller case study inserted to clarify the design process (Section 2.4 and Section 3.2).

Subjectivity of guidance

Three respondents raised concern that the guidance allows for a subjective reading of the policies outlined.

Some parts are too vague and subjective to be useful (25)

Two of these respondents claimed this may weaken the extent to which the council can enforce the guidance.

My only concern is whether the guidance is enforceable (6)

Since some of the guidance leaves room for subjective judgement, there needs to be something that ensures that the Council and public interpretations of the guidance hold sway over those of the developers (5)

Council response

Development proposals should be the individual response to specific site circumstances and therefore, there is not a 'one size fits all' design. The checklists are prompts to applicants in the evolution of their proposals and for planning officers to use to assess applications. The Design Guide will be a material consideration in the determination of planning applications and applications that do not address the guidance risk being refused consent unless otherwise justified.

Specific comments about Cumnor Hill

The consultation attracted 12 comments, specifically concerned with the preserving the character of Cumnor Hill.

Eight comments expressed concern that advice in the draft guide had been diluted since the previous version, published in 2009. Most of these respondents felt that this could result in the intensification of plots, leading to properties that overlook each other and compromise privacy of occupants

I am pleased that principles 75-80 are retained but I don't agree with the omission of the following points: 1. The protection of neighbours (over-looking, over shadowing, noise pollution). 2. New developments should harmonize with existing ones. 3. The positioning of new developments towards the street. 4. Previous developed land is not necessarily suitable for new housing development. These points are necessary to protect the low density character of Cumnor Hill. (56)

I ask for points which provide protection to the character of Cumnor Hill to be reinstated, namely on pages 98-100 and 134-135 of the current guide. (48)

Good to see many principles in Section 6 retain points from the original guide to safeguard the character of low density areas. This part of the old guide was devised as a "more appropriate method for helping to control and guide development on Cumnor Hill" than Conservation Area status. It is essential that the advice in this section is not diluted as pressure to develop this land increases. (25)

In contrast, two respondents commented on a requirement that the appearance of new development in low density areas such as Cumnor Hill should be driven by the existing characteristics and vernacular of the area (para 6.4.1). They pointed out that this should

not prohibit contemporary design –good examples of which can already be found in Cumnor Hill.

Cumnor Hill already has many examples of contemporary design yet your guide states that appearance should be driven by the [traditional] characteristics and vernacular of the area. (Para 6.4.1). Reference to elevational style and layout drawn from characteristics and vernacular of context is too prescriptive given that there are many examples across the Vale where good contemporary design has been proved successful (8)

One respondent also expressed concern that any intensification of development could lead to surface water run off problems creating a risk of flooding.

Council response

Additional advice inserted in Section 5.10 on amenity, noise and overshadowing and Section 5.11 on privacy and overlooking.

The Design Guide encourages contemporary design that interprets traditional building forms so that it is responsive to the Vale's character. Where applicants adopt a different approach they should justify their design. See advice on: Building lines (para 3.8.10 and DG27), Building Frontages (para 5.3 and DG54).

Sustainable design

Three respondents felt that the draft design guide could provide stronger instruction to encourage the development of more sustainable homes.

VWHDC needs to be more proactive on sustainability in the design guide for new homes. Developers should be compelled to build houses to the highest standards for all occupants -thereby improving sustainability. (Chiltern Parish Council)

The Guide should be more proactive on sustainability in their design guide for new homes.e.g.In our new Chilton Field estate,the S106 stipulated the housing association properties be built to at least Stage 3 of the Sustainable Homes Code (41)

Three respondents welcomed mention of Sustainable Urban Drainage Systems (SUDs), however they stressed that there needs to be mention of upkeep as they are only effective if maintained.

The use of Sustainable Drainage Systems (SuDS) in new developments, as mentioned in Part 1 page 46 is to be encouraged (Natural England)

SUDS offers an excellent opportunity to integrate biodiversity within developments but whether they do so or not depends very much upon the design and management of those features (Berks, Bucks and Oxon Wildlife Trust)

Principle DG14 about SUDs needs mention of upkeep of these features (Wantage and Grove Campaign Group)

Council response

Local Plan 2031 Part 1 includes policies relating to the levels of Code for Sustainable Homes and the proportion of Lifetime Homes that must be achieved in new development. The council is unable to demand levels over and above national requirements but encourages applicants to consider sustainable construction as an integral element of their design approach.

It is appreciated that developers must work to current building regulation standards and the advice in Section 5.8 does not contradict this. Para 5.8.2 highlights that key aspects of traditional buildings should be reinterpreted in modern design.

DG14 amended to refer to future management and maintenance of SUDS.

Street design

Several respondents supported the intention of the guide to achieve an inclusive street design which accommodates different modes of transport.

Oxfordshire County Council stressed the need to provide street design suitable that accommodates cyclists, appropriate to the type of road being built

With reference to DG32 in section 4, there is no detail about how to create a street to encourage cycling, the focus is entirely on walking for which the needs are very different. For lower order streets where traffic speeds are very low cyclists can share the carriageway with motorists, although creation of too much of an obstacle course with reverse-out parking, sometimes hidden by trees, can create some significant safety issues. For principal/spine roads it should be essential to include space for cyclists in some form of on-carriageway cycle lane, segregated or partially segregated path. (Oxfordshire County Council)

Oxford Bus Company also advised that design needs to consider the inclusion of bus routes to allow buses to negotiate new developments

Section 2, chapter 4, Streets and Places, does not even mention buses and bus routes. We are continually asked by developers what service we can put through developments. The design of the roads is critical to being able to operate strategic bus routes through developments (Oxford Bus Company)

However, Marcham Parish Council disagreed with the principle of shared surfaces

Whilst the Council would support walking and cycling, it does not support the proposal for shared surfaces. The statement to have generous pavement widths is inconsistent with that of shared surfaces. (Marcham Parish Council)

Council response

The Design Guide encourages street design to cater to the needs of pedestrians and cyclists. Additional advice on street hierarchy and typology is provided at Paragraphs 3.5.11-3.5.44. Reference to buses included in DG22: Reduce the reliance on the car and at para3.5.3.

Parking

Four respondents felt that there should be greater provision for car parking spaces than specified in the guidance.

We propose that the current parking standards should reflect the level of car ownership in the Vale and be increased from the Oxfordshire Standard by at least 10% to reflect the average car usage. (Wantage and Grove Campaign Group)

Two of these respondents pointed out that this was particularly important in rural areas where there is higher dependency on the use of private vehicles.

New housing within the AONB should be allowed at least two parking spaces in addition to any garage due to the rural location, inevitable dependence on the car, and lack of any suitable public transport (43)

They claimed ignoring this issue could result in over parking on narrow roads.

Turning a blind eye to the reality of increasing car ownership and number of vehicles per household, insufficient space has sometimes led to larger developments where roads are too narrow. Due to inadequate parking provision, cars are parked half on –half off the pavement, in order to allow through passage for other vehicles (54)

Council response

The Design Guide refers to the need to adopt a balanced approach to parking but does not specify parking requirements which are set by Oxfordshire County Council. However, designing places that have a range of facilities (Sec 3.6) within walking or cycling distance or with convenient and direct public transport links (Sec 4.1) may encourage residents to use low carbon forms of transport rather than having to resort to use of their cars

Noise and air pollution

Eleven respondents made comments about the ability of the guidance to mitigate against the harmful effects of noise and air pollution. Several of these felt the guidance was not detailed or prescriptive enough to ensure this is taken into consideration

I would like to have seen a more in depth approach to air pollution and ways in which a developer can minimise their contributions to it during the development (60)

Every effort should be made by developers to mitigate [noise and air pollution] in their design planning. Sadly only passing reference to this is made in this Design Guide. Air quality and noise are included in a list of 12 Potential constraints and opportunities for consideration as part of the site appraisal[...], and again in the check list at the end of Section 2. Nowhere in the remainder of the Guide is there the slightest attempt to elaborate on this or provide guidance on how adverse environmental conditions might be mitigated (Cumnor Parish Council)

Two respondents noted that whilst existing guidance requires applicants to consider the pollution a new development scheme might create by itself, this does not extend to consideration of how this might add to existing sources of pollution.

Harwell Parish Council suggested an amendment to policy DG15 to allow for more flexible use of open spaces on the edge of developments to reduce the proximity of noise and air pollution.

DG15 says not to use open spaces on development edges but this is sometimes appropriate (to reduce road noise, create gaps between settlements, link to existing open spaces etc) It would be better to say that open spaces should all have a use and be of an appropriate size, location and form for that use, should maximise frontages and overlooking onto the space, minimizing unattractive back garden boundaries.(Harwell Parish Council)

Lastly, the Theatres Trust stressed the need for the guide to refer to the need to specific additional design requirements to minimise the noise produced by community buildings which could disturb neighbours and impact upon the reputation of the venue.

Werecommend that the issue of noise from community facilities is emphasised in the SPD and that new buildings should be designed to specifically demonstrate noise will be addressed(The Theatres Trust)

Council response

Sources of air pollution and noise should be identified in the Site Appraisal and the appropriate design response explained in the DAS.

Additional guidance on noise and pollution is provided at Section 5.10

DG16: Landscape Structure amended

Areas of Outstanding Natural Beauty

Six respondents made comments about the guides regard to development in areas of Outstanding Natural Beauty (AONB). Four of these stressed that development should only take place in these areas where there are exceptional reasons for doing so and where there is regard to national planning policy. More specifically, North Wessex Downs AONB argues that the requirements for good design as set out in the draft design guide should not provide sufficient reason in itself to justify development on AONB sites.

The AONB Unit wishto make it known that good design is not sufficient reason in itself to support a proposal for 1400 new dwellings within a nationally protected landscape as proposed at Harwell Campus (North Wessex Downs AONB)

One respondent also suggested that developments on AONB/ greenbelt sites would fall foul of another principle in the guide which states that developments should respond to the sites surroundings and enhance the character of the area.

Council response

Strategic sites are allocated for development in the emerging VWH Local Plan Part 1 2031. The Design Guide supports the policies of the Local Plan and provides advice and guidance to applicants in the preparation of their proposals where the principle of development is acceptable.

AONB/green belt designations: Paras 2.2.3/4 and 2.2.5/6 amended. DG2 updated to refer to the AONB management board's website and the NPPF for further information.

Geology and landscape

English Heritage offered praise for the way the guide deals with issues of geology and landscape

We found [the guide] to be an exemplary example of its type, particularly through the use of character assessment, providing an overview of the architecture and settlement pattern variations found across the district as a result of its geology and topography (English Heritage)

East Challow Parish Council suggested that the guide should include the requirement for on-site geological analysis on sites which

interface between zones, generally being on sloping ground formed by geological erosion and the 'spring line' (East Challow Parish Council)

Cumnor Parish Council felt that the guide did not provide sufficient detail on the topic, specifically where there is a risk of flooding

Geology, ground conditions, and drainage, hydrology and flood risk – the way they are dealt with gives no indication whatever of their seriousness as topics for consideration when undertaking a site appraisal. There is only passing reference to them in the list of 12 potential constraints and opportunities for consideration as part of the site appraisal and check list at the end of Section 2. Nowhere in the remainder of the Guide is there the slightest attempt to elaborate on how they might be considered or addressed as subjects deserving attention (Cumnor Parish Council)

Council response

Geology and topography are issues that applicants should investigate as part of their site appraisal and the appropriate design response explained in the DAS.

The Environment Agency is included in the list of statutory authorities to contact if relevant to a proposal (Fig 1.6). The Council's Drainage Officer is consulted on all applications that carry a risk of flooding. The technological solutions to specific flood risk areas is beyond the scope of the Design Guide - but the issue and its implications should be addressed at site appraisal stage.

Biodiversity and ecology

Six respondents commented on the way the draft guide addressed biodiversity and ecology matters.

Two suggested that greater weight be attached to assessing the biodiversity and ecology characteristics within the body of the guide, rather than as an appendix.

*There should be a section in its own right not just as an appendix. An environmental site and habitat assessment should form the basis of whether development is suitable at the very initial site assessment and planning stages and guidance should be given to developers on this element as it is on others.
(Letcombe Brooke Project)*

The Design Guide should add in appropriate references to biodiversity in DG10, DG14, DG18 and DG33 as proposed in our response (Berks, Bucks and Oxon Wildlife Trust (BBOWT))

Natural England and Oxfordshire County Council recommended that other sources of best practice guidance are referred to

You may wish to reference the Town and Country Planning Association's "Design Guide for Sustainable Communities" and their more recent "Good Practice Guidance for Green Infrastructure and Biodiversity" [...] An example of a good similar document would be the Exeter Design Guide which can found at the following link and contains some good advice on biodiversity matters including, for instance, the use of bird and bat boxes in new residential developments(Natural England)

A reference to the Oxfordshire Biodiversity & Planning Guidance document should be included, in particular for the advice in section 4d on how to enhance development for biodiversity and additional links to sources of further information (Oxfordshire County Council)

Other comments

Other less frequently mentioned comments included: the impact of building regulations; viability appraisal; lighting, Green Belt, community consultation, archaeology and heritage; self-build, amenity of existing and new residents (overlooking and overshadowing); self-build and accessibility and inclusive design.

HOW WE ARE USING THE RESULTS OF THE CONSULTATION

The council has used information gained from the consultation to make amendments to the guide where appropriate. These include:

1. Clarification of the design process, particularly for smaller scale development. This has been addressed by amending Sec 2 to clarify the relationship between the Character Study and the Site Appraisal; insertion of additional graphics to illustrate how this information procures contextually appropriate design; the provision of an example case study for smaller scale development and an overview of the structure at the start of Sec 3
2. Sec 5.9 Amenity. The draft referred only to private space and garden sizes. This section (now Sections 5.10 and 5.11) has been enhanced to provide advice on overlooking, overshadowing and appropriate mitigation from noise or pollution.
3. Designations. Definitions and design principles were amended to align with national and local planning policy.
4. Street design. Additional information on street hierarchy and typologies for all road users, including cyclists and public transport has been inserted in section 4, including: Rural parking: Para 4.13.5 amended; Sec 4.2 updated to provide further advice for cyclists; Sec 4.5 and DG35: Shared surfaces and para 4.7.4 and DG 38: Inclusive Design updated to refer to the needs of the less mobile or the physically impaired. Text inserted to provide additional advice in relation to bus routes, catchment areas and street furniture. Sec 3.4 amended to refer to catchment areas (for public transport) and Sec 4.12: public realm materials amended to restrict colour palate.
5. A case study for smaller scale developments is provided at Sec 2.4. Section 2 amended to clarify the design process and illustrate the relationship between the Character Study, Site Appraisal and any relevant Designations. Section 3 amended to show how to bring the various layers together to produce preliminary masterplan/site layout.
6. Para 2.3.1 amended to confirm that Character Studies and Site Appraisals should be undertaken for all applications requiring a Design and Access Statement. A new Para at 1.5.6 has been included to refer only to relevant checklists.
7. Mechanism for regular updating/checking to be agreed.
8. Principle DG3: Green Belt amended
9. Clarity of images used within the document reconsidered
10. DG104 amended: a minimum of 12m is recommended between habitable windows and flank walls; para 5.16.19 amended: Balconies should not overlook neighbouring properties.
11. Para 3.7.2: Density amended in line with emerging Local Plan policies.

- 12.DG30: Energy Strategy deleted and advice amalgamated in Sec 3.2.4 and DG11.
- 13.Site Appraisal Checklist at end of Sec 2 updated.
- 14.Paras 1.7.21-1.7.24 updated to reflect the Vale's Statement of Community Engagement 2009.
- 15.Paras 1.5.2, 1.7.7 and Fig 1.6 amended to include the consultation of town and parish councils if appropriate.
- 16.Para 2.38 and figs 2.5-2.9 revised to refer to archaeology.
- 17.Para 4.13.6 included to refer to electric charging points.
- 18.An explanation of how proposals will be assessed and the role of the checklists added at 1.7.17-20 and 1.7.15 respectively.
- 19.Para 7.4.7 amended to clarify the use of water diverted for hydro power generation should not be at the detriment of recreational activities.
- 20.Additional heritage advice provided at paras 3.2.19 and DG15. Page 37 checklist: updated to refer to Heritage Assets and their setting. Materials, colour palette and design of commercial buildings (paras 9.4, 9.9 and 10.2.1, DG61 and DG105) amended to refer to local building traditions.
- 21.Para 4.9.3 and DG40 amended to include solar lighting.
- 22.The introduction to Sec 10 amended to refer to Sec 7.
- 23.Appendix D amended to include full list of Conservation Areas in the District.
- 24.The illustrations supporting DG12: Orientation replaced to clarify how the orientation of streets can provide through life benefits.
- 25.The mutually reinforcing benefits arising from Walkable Neighbourhoods, including social identity, are set out and expanded in Sec 3.4.
- 26.Comments on sustainable development are noted: Sec 7 may be updated and reconsulted on in the light of anticipated changes to the Building Regulations and other policy documents.
- 27.DG1: Designations updated to reflect national policy.
- 28.DG14 amended to refer to future management and maintenance of SUDS.
- 29.Chartered Institute of Archaeologists added in table 1.1.

30. Section 5: Building Design text amended to take account of comments at Para 5.5.3: Chimneys; advice on windows (Sec 5.7) and design principle DG60 added.

The full schedule of changes associated with the comments is available to view in appendix 4

We expect the design guide to be adopted as council policy in March 2015.

FURTHER INFORMATION

If you wish to wish to discuss the findings of this consultation or learn more about our work on the design guide, please view our website www.whitehorsedc.gov.uk/design or contact:

Planning Policy

Email: Planning.policy@whitehorsedc.gov.uk

APPENDIX A –CONSULTEES CONTACTED

Company / Organisation (Statutory consultees shaded)	Company / Organisation
Cherwell District Council	Star Planning & Development
Berks, Bucks and Oxon Wildlife Trust (BBOWT)	Smiths Gore
Environment Agency	Smiths Gore
West Oxfordshire District Council	JPPC
Highways Agency	Savills
Oxford City Council	BIDWELLS
Scottish and Southern Energy Power Distribution (SSE)	Persimmon Special Projects Western
Thames Valley Police (Design)	Stewart Ross Associates
Southern Gas Networks	Kemp and Kemp
Network Rail	
Natural England	West Waddy
Entec on behalf of National Grid UK Transmission	Stewart Lilly Associates
Thames Water Property Services ((Grd Floor East))	Bluestone Planning
RWEpower (Didcot A Powerstation)	Barton Willmore
MONO Consultants Ltd for Mobile Operators Association (MOA)	Martineau
NHS England -Primary Healthcare Oxfordshire, Buks and Berks	John D Wood and Co
Planning Inspectorate	RPS (on behalf of Taylor Wimpey Developments)
The Coal Authority (Planning and Local Authority Liaison Department)	Savills (for Mr and Mrs kirtland)
Homes and Communities Agency	Savills (on behalf of Magdalen Development Co Ltd and Thames Water Property)
NHS Property Services	Savills
British Gas	G L Hearn

UK Power Networks	PRP Architects
Swindon Borough Council	The National Federation of Gypsy Liaison Groups
Oxfordshire County Council	Turley Associates
Cotswold District Council	Gregory Gray Associates
Gloucestershire County Council	Barton Willmore
Health and Safety Executive	Brian Barber Associates
British Telecom	Kemp and Kemp for UKAEA and STFC
Thames Valley Police	Letcombe Brook Project
South Oxfordshire District Council	Defence Estates Operations South
National Grid Plant Protection	WYG Planning & Environment
Marine Management Organisation	WM Morrison Supermarkets Chris Creighton
Defence Infrastructure Organisation (MOD),	Bovis Homes (South West) Ltd
London Oxford Airport	Cranbourne Homes Ltd
Wiltshire Council	David Wilson Homes
Wales and West Utilities	Planning Issues
Clifton Hampden Parish Council	Gallagher Estates Ltd
Baydon Parish Council	M J Gleeson Matt Richardson/Sophia Thorpe
Bishopstone and Hinton Parva Parish Council	Friends of Abingdon
Blewbury Parish Council	Friends of The Ridgeway
Oxfordshire Local Enterprise Partnership (OLEP)	Gazeley UK Ltd
West Berkshire Council, Planning and Transport Policy	S.P.A.D.E.
MP (Oxford West and Abingdon Constituency)	Sandhill Consortium, c/o Stansgate Planning Consultants
Sport England Local Office	Morgan Cole
MP (Wantage Constituency)	Hids Copse Road Residents Association

Oxfordshire Clinical Commissioning Group (Acute and Community Services)	Church Commissioners for England
VOWH-Leisure-SV	Bidwells
OxfordHealth NHS Foundation Trust	Land Agent
Swindon Clinical Commissioning Group (CCG)	
Oxfordshire Local Nature Partnership	
Homes and Communities Agency	White, Young, Green Planning
North Wessex Downs AONB	Esso Petroleum Company, c/o Jones Lang LaSalle,
The Office for Nuclear Regulation	Oxfordshire Sports Partnership
English Heritage	
Town and parishes	The Trustees of W E Gale
Company / Organisation	Croudace Strategic Ltd c/o Portchester Planning Consultancy
Abingdon-on-Thames Town Council	New Oxford School Trust
Appleford-on-Thames Parish Council	Oxford Flood Alliance
Appleton with Eaton Parish Council	Wilts and Berks Canal Trust
Ardington and Lockinge Parish Council	Green and Co
Ashbury Parish Council	Crown Technologies
Baulking Parish Meeting	Rogers Concrete Ltd
Besselsleigh Parish Meeting	JJ Gallagher and Gleeson Developments
Blewbury Parish Council	Boyer Planning Ltd
Bourton Parish Council	DPDS

Buckland Parish Council	Turnberry Consulting
Buscot Parish Council	Oxford Instruments
CharneyBassett Parish Council	Friends of the Earth
Childrey Parish Council	Grove Green Flood Group (Mr M Michael)
Chilton Parish Council	Welbeck Strategic Land Ltd
Coleshill Parish Council	HarBUG, Mr Kevin Wilkinson
Compton Beauchamp Parish Meeting	O and H Properties
Cumnor Parish Council	Hallam Land Management
Denchworth Parish Meeting	Gift Centre, Mr Nick Gosford
Drayton Parish Council	WebbPaton
East Challow Parish Council	Vortal Properties Ltd/Langdale Estates
East Hanney Parish Council	Turley Associates,
East Hendred Parish Council	Simmons and Sons
Eaton Hastings Parish Meeting	Smiths Gore, for Guys and St Thomas' Charity
Faringdon Town Council	Carter Jonas LLP
Fernham Parish Meeting	Savills L and P Ltd, Mr R Smith, Director
Frilford Parish Meeting	Stansgate Planning LLP
Fyfield and Tubney Parish Council	DPDS for Earl of Plymouth Estate Ltd

Garford Parish Meeting	McLoughlin Planning for Mr Paton
Goosey Parish Meeting	Bidwells
Great Coxwell Parish Council	RPA Achitects Ltd
Grove Parish Council	Community Led Plan Steering Group (CLPSG)
Harwell Parish Council	BHP Harwood Architects LLP
Hatford Parish Meeting	National Grid UK, Transmission Land and Dev. c/o AMEC Environment and Infrastructure UK Ltd
Hinton Waldrist Parish Council	Fisher German LLP, Chartered Surveyors,
Kennington Parish Council	Moore Allen and Innocent LLP
Kingston Bagpuize with Southmoor Parish Council	K B Design
Kingston Lisle Parish Council	Gladman for Mr John Chorlton
Letcombe Bassett Parish Meeting	Lands Improvement
Letcombe Regis Parish Council	Campaign for Real Ale
Little Coxwell Parish Council	Martin Robeson Planning
Littleworth Parish Meeting	Tony Thorpe Associates
Longcot Parish Council	Kemp & Kemp
Longworth Parish Council	Terence O'Rourke
Lyford Parish Meeting	Turley Associates
Marcham Parish Council	BEAL Consulting Engineers Ltd
Milton Parish Council	Boyer Planning
North Hinksey Parish Council	Hourigan Connolly
Pusey Parish Meeting	Smiths Gore
Radley Parish Council	McLoughlin Planning

Shellingford Parish Meeting	Pegasus Planning Group
Shrivenham Parish Council	Framptons Town Planning
South Hinksey Parish Council	Adkin Chartered Surveyors
Sparsholt Parish Council	Barton Willmore LLP
St Helen Without Parish Council	Impact Planning Services Limited
Stanford-in-the-Vale Parish Council	Smiths Gore
Steventon Parish Council	The Planning Bureau Ltd
Sunningwell Parish Council	AB Planning & Development Ltd
Sutton Courtenay Parish Council	D2 Planning
Uffington Parish Council	Ashbury Parish Council
Upton Parish Council	UNITED!
Wantage Town Council	Ardington and Lockinge Parish Council
Watchfield Parish Council	Harcourt Hill Estate Resident's Association
West Challow Parish Council	Tetlow King Planning
West Hanney Parish Council	Mark Hines Architects
West Hendred Parish Council	Minscombe & Hinton Properties
Woolstone Parish Meeting	East Hendred Parish Council
Wootton Parish Council	East vale branch Wilts & Berks Canal trust
Wytham Parish Meeting	MEPC Limited
Didcot Town Council	Stewart Lilly Associates Ltd
Stansgate Planning LLP	CBRE Ltd
Abingdon Carbon Cutters	Turley Associates
Strutt and Parker	Kemp and Kemp
Terence O'Rourke	Chave Planning
Pegasus Planning	DTZ

Indigo Planning	RPS Planning & Development
Carter Jonas LLP	WebbPaton
Colliers International	AKA Planning
David Lock Associates	Cumnor Primary School
Denchworth Parish Meeting	Pegasus Group
Deloitte LLP	Mike Gilbert Planning Ltd
Planning Perspectives LLP	CBRE
David Lock Associates	Pegasus Group
Barton Willmore LLP	JP Planning Ltd
Edgars Limited	CBRE Ltd
Savills	Pegasus Group
Daniel Watney LLP	Quod
Lambert Smith Hampton	Boyer Planning Ltd for David Wilson Homes Southern,
Savills	JPPC Chartered Town Planners
WYG Planning & Environment	Carter Jonas LLP
Barton Willmore	Savills
Kemp and Kemp	Boyer Planning
RPS	Barton Willmore
JPPC Chartered Town Planners	Boyer Planning
Turley Associates	Green Planning Studio
Washbourne Field Planning	David Lock Associates
Thomas Eggar	Red Kite Development Consultancy
Barton Willmore	Nexus Planning
JPPC	Taylor Wimpey UK Ltd
Wolf Bond Planning	Perfectfield Limited
	Adkin
	The Keen Partnership
	Southern Planning Practice Ltd
	Nortoft Ltd


DPDS for Earl of Plymouth Estate Ltd

D2 Planning

Members of the general public and business from our planning policy consultation database.

APPENDIX B –PUBLICITY

8 PUBLIC NOTICES



Vale of White Horse

District Council

STATEMENT OF REPRESENTATIONS PROCEDURE –
 Vale of White Horse Local Plan 2031 Part One, Design
 Guide Consultation and Preliminary Draft Charging
 Schedule consultation

Titles of consultations
 Vale of White Horse Local Plan 2031 Part One –
 publication stage
 Vale of White Horse Design Guide Review – consultation
 stage
 Vale of White Horse Community Infrastructure Levy –
 Preliminary Draft Charging Schedule stage

Subject matter
Vale of White Horse Local Plan 2031 Part One
 This document covers strategic planning for the Vale up
 until the year 2031. It looks to provide land for 20,560
 new homes and 20,000 new jobs. The plan focuses
 growth within Science Vale and reinforces the roles of
 the main towns, whilst promotes thriving villages and
 rural communities. This is the final consultation before
 submission of the plan to the Secretary of State.

Vale of White Horse Design Guide Review
 This document provides guidance to decision makers
 and those wishing to develop housing on the rules we
 will use to assess high quality, well designed homes
 and neighbourhoods in our district. This is so we create
 successful places that people want to live and work in.
 This document is a Supplementary Planning Document.

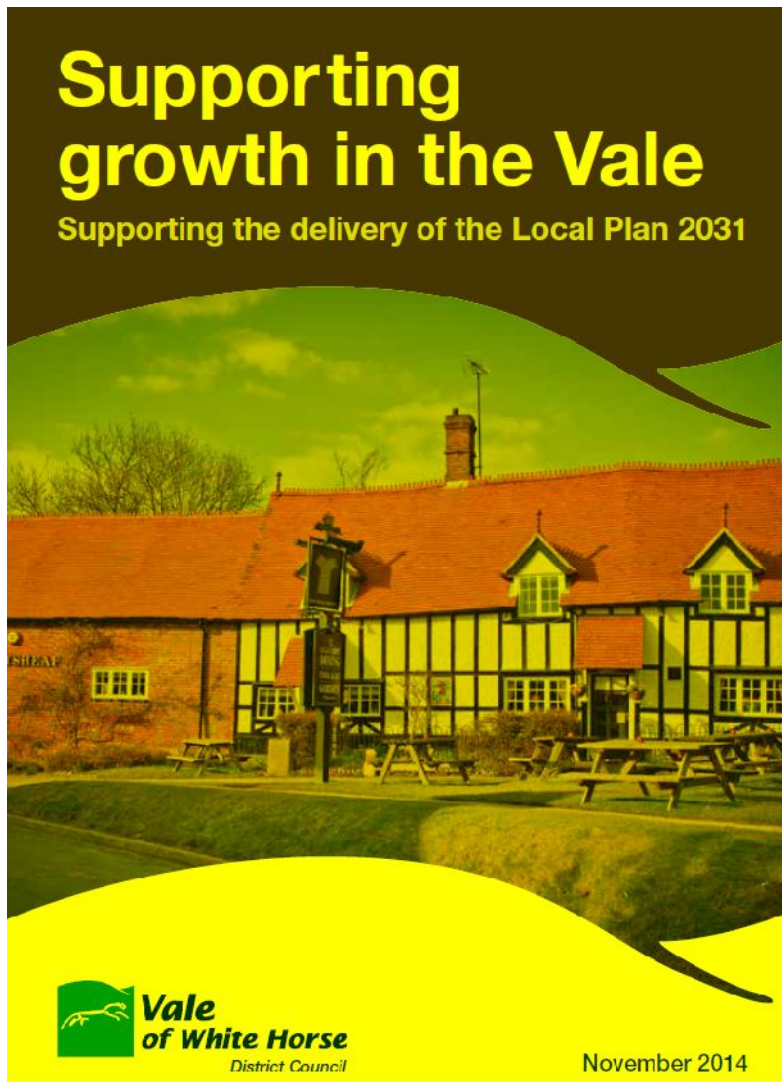
Vale of White Horse Community Infrastructure Levy (CIL)
 – Preliminary Draft Charging Schedule stage
 This is an additional way that we can choose to charge for
 new development in our area to help fund infrastructure.
 The charging schedule sets out the proposed charging
 rates for development taking place in the Vale of White
 Horse. This is the first stage of consultation on the
 proposed charging schedule.

Consultation timeframe and viewing documents
 All three consultations last a period of six weeks
 running from the 7 November to 19 December 2014
 closing by 4.30 pm precisely. Representations must
 be received within this time period. You can view
 an electronic copy of the local plan and supporting
 evidence by visiting www.whitehorsedc.gov.uk/plan. You can view an electronic copy of the Design
 Guide by visiting www.whitehorsedc.gov.uk/guide.
 You can view an electronic copy of the preliminary draft
 charging schedule by visiting www.whitehorsedc.gov.uk/cil. All documents will be available to view at the District
 Council Offices, Abbey House, Abbey Close, Abingdon,
 OX14 3JE and all libraries across the district during
 normal office hours.

How to comment
 Comments received on the design guide and
 CIL will be used to inform the development of
 each respective document. We encourage those
 responding to the Local Plan to use the standard
 response forms found online, at council offices or
 libraries across the district. Responses can be made
 electronically to planning.policy@whitehorsedc.gov.uk
 or via post to Planning Policy, Vale of White Horse
 District, Benson Lane, Crowmarsh Gifford, OX10 8ED,
 clearly stating which consultation you are responding to.
 All representations received will be available to the public
 to view. Representations received as part of the local
 plan will be submitted to the Secretary of State.

Notification
 on the local plan you may also state in your response
 you would like to be notified about the submission of
 the plan to the Secretary of State, any recommendation
 resulting from an independent examination and finally
 whether the local plan is adopted.

APPENDIX C –CONSULTATION LEAFLET



➤ Introduction

The Vale has to find space for 20,560 new houses before 2031. We have prepared a document called our Local Plan 2031 that sets out how we can do that. We have sent you another leaflet called *Shaping the future of the Vale* that explains the plan in much greater detail.

Throughout the process of creating this plan, we asked everybody in the Vale for their thoughts. Many of you understood the need to build more houses, but the number one concern for the majority of residents was whether or not the infrastructure in and around the district can cope with this growth. You also raised concerns that the Vale could lose some of the rural character that makes it such a special place to live.

We're doing everything we can to make sure the Vale gets the infrastructure it needs and to make sure the quality of life in our district is not compromised. We have sent you another leaflet called *The Future of the Vale*, which explains the plan in greater detail.

➤ Contents

Section 1 – Raising funds for infrastructure: introducing a Community Infrastructure Levy

This section explains how we will help to make sure the new houses being built will be supported by the right infrastructure.

Section 2 – protecting our quality of life: the new Vale Design Guide

This section explains how our new Design Guide will make sure all the new developments in the Vale are of a quality that meets the high standards we all expect.

APPENDIX D –DETAILED RESPONSES

Presentation, structure and style of the guide

Respondent ID/ organisation	Comment	Council response
Chilton Parish Council	relatively easy reference to the criteria that the Vale of White Horse wishes to use to judge applications by	Noted
Cumnor Parish Council	The structure is excellent and methodical in the way in that it starts with the site, setting and overall structure of a proposed development and moves from there in steps to consideration of more detailed aspects of what is being proposed. The checklists at the end of each section are welcome	
Commercial Estates Group	We believe the Guide is generally well structured, with clear separation of sections relevant to different types of development	
Harwell Parish Council	The document is easy to use.	
North Abingdon Local Plan Group	It is well laid out, attractive and clear	
North Wessex Downs AONB	Splitting the guide into sections is very useful. A picture speaks a thousand words and the use of illustrations and photographs to illustrate design principles is excellent -far better than words.	
Radley College	We believe the guide is generally well structured, with clear separation of sections relevant to different types of development	
Wantage Town Council	Well laid out and easy to read structure	
5	The guide is clearly presented.	
6	The guide is well ordered and has a clear layout	
8	It is well laid out and the process chart is very helpful. You have good cross referencing to source documents and the checklists in tabular format are very easy to understand	
17	Very clear	
19	I think the design guide is well thought out and well laid out in almost all areas.	
20	Yes [clear and suitable to my needs]	
22	Yes [clear and suitable to my needs]	
42	The layout appears clear	
47	Organisation is better than that of RDG 2009.	
48	OK quite clear	
57	Yes [clear and suitable to my needs]	
65	The guide is comprehensive and clear.	
Total comments 19		

Length and complexity of advice

Respondent ID/ Organisation	Comment	Council response
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Commercial Estates Group	The Guide, whilst comprehensive, is lengthy and rather wordy in places and some of its content replicates existing available guidance.	The Design Guide is not intended to be read in its entirety by all applicants. The adopted Design Guide will be available on-line as an interactive pdf. This format will assist users to navigate the document and find appropriate guidance relevant to the scale and type of particular applications. Additional graphics and a smaller case study inserted to clarify Section 2.4 and Section 3.2.
English Heritage	language of the checklists may on the one hand be too technical to allow easy use	
Radley College	The Guide, whilst comprehensive, is lengthy and rather wordy in places and some of its content replicates existing available guidance	
Steventon Parish Council	Not user friendly to parish councils	
13	Too technical and verbose	
25	very long	
26	No [not clear or suitable to my needs]	
41	No [not clear or suitable to my needs]	
Total comments 8		

Subjectivity of guidance

Respondent ID/ Organisation	Comment	Council response
5	Since some of the guidance leaves room for subjective judgement, there needs to be something that ensures that the Council and public interpretations of the guidance hold sway over those of the developers.	The Design Guide will be a material consideration in the determination of planning applications and applications that do not address the guidance risk being refused consent unless otherwise justified. The checklists are prompts to applicants in the evolution of their proposals and for planning officers to use to assess applications.
6	My only concern is whether the guidance is enforceable. -For example, if a developer proposes tall buildings where local residents and the council think that these do not fit in with the character of the area, would it be possible for the developer to argue that it is subjective and that in their opinion it does fit in with the character?	
25	Some parts are too vague and subjective to be useful. Forexample: "10.4.1 When considering extending or altering a dwelling applicants should consider its impact on neighbouring properties. Consider size, how close it will be to them, overlooking and privacy. Think about how you would feel if they built the same thing."	
Total comments 3		

Specific comments about Cumnor Hill

Respondent ID/ Organisation	Comment	Council response
North Wessex Downs AONB	This section of the Guide (06) emphasises traditional design solutions but there is a place for good contemporary design even in these areas. Note that one such area (Cumnor Hill) already has many examples of contemporary	The Design Guide encourages contemporary design that interprets traditional building

	design yet your guide states that appearance should be driven by the characteristics and vernacular of the area. (Para 6.4.1).	forms so that it is responsive to the Vale's character.
8	Cumnor Hill already has many examples of contemporary design yet your guide states that appearance should be driven by the [traditional] characteristics and vernacular of the area. (Para 6.4.1). Reference to elevational style and layout drawn from characteristics and vernacular of context is too prescriptive given that there are many examples across the Vale where good contemporary design has been proved successful. For example Cumnor Hill and Boars Hill (both illustrated in the Guide) are low density locations but with many examples of contemporary design	Where applicants adopt a different approach they should justify their design. Advice on: <ul style="list-style-type: none"> • Building lines -see 3.8.9 and DG26 • Building Frontages -see 5.3.1 and DG54.
17	Omission of points intended to protect and control the special character of Cumnor Hill should be reinstated. They are: -Nos 98 -100 (the maintenance of privacy) -No 134 (re previously developed land) -No 135 (frontages to accord with surrounding buildings)	Additional advice inserted in Section 5.10 on amenity, noise and overshadowing and Section 5.10 on privacy and overlooking
25	Good to see many principles in Section 6 retain points from the original guide to safeguard the character of low density areas. This part of the old guide was devised as a "more appropriate method for helping to control and guide development on Cumnor Hill" than Conservation Area status. It is essential that the advice in this section is not diluted as pressure to develop this land increases. The following points have been omitted and should be re-instated: Para. 3 on page 135: "buildings should be set back from street/road frontages to respect the adjacent building lines and general character of the immediate area." Para. 5 on page 135: "new buildings ... fronting a main road should face the street and have an active street frontage."	
29	The original guide was more appropriate for helping to control and guide development on Cumnor Hill... Original intentions have been diluted... omission of the following: extensions, new developments or buildings should be set back from street/road frontages to respect building lines and general character of the immediate area. (p135, para3), All new buildings and extensions fronting a main road should face the street and have an active street frontage. (p135, para 5), statements concerning the protection of neighbouring properties from being overlooked, overshadowed and noise. (PPs 98-100)... The overall impression is of there being a deliberate attempt to facilitate developments which no longer preserve the unique character of Cumnor Hill.	
30	Points which provide protection for the environment of Cumnor Hill should be re-instated: 1) Paragraph 3 on Page 135: Extensions, New Development or buildings should be set back from the street/road	

	frontages to respect the adjacent building lines and general character of the immediate area: 2) Paragraph 5 on Page 135: All new buildings and extensions fronting a main road should face the street and have an active frontage. 3) Page 98-100: The advice on protection of neighbouring properties from overlooking, over shadowing and noise	Density is derived through the appropriate response to the local context balanced with the efficient use of land. It is acknowledged that density and character will change within a settlement and a site specific approach is required to develop the appropriate response.
31	It is important that the character of the locality should be preserved. In our view, it is seldom possible to achieve this with in-filling or back-land development. The sense of space is likely to be removed. This is happening in Cumnor Hill at present.	
45	As residents of Cumnor Hill, we are writing to ask for clarification within the Design Guide of planning policy as regards this area, having noted that it is referenced a number of times, particularly in Section 06, 'Building in rural and lower density areas'. We are surprised to see Cumnor Hill assimilated to rural areas, when it is very evidently a built-up, suburban area. Would it not be helpful to set out the considerations and priorities applicable to suburban and built-up areas –including lower density ones – separately from those that apply in rural areas?	
48	I ask for points which provide protection to the character of Cumnor Hill to be reinstated.	
54	Concerns about the problem of run off surface water in Cumnor. Examples of irresponsible development in Cumnor given	
55	I ask for points which provide protection to the character of Cumnor Hill to be reinstated, namely on pages 98-100 and 134-135 of the current guide.	
56	I am pleased that principles 75-80 are retained but I don't agree with the omission of the following points: 1. The protection of neighbours (over looking, over shadowing, noise pollution). 2. New developments should harmonize with existing ones. 3. The positioning of new developments towards the street. 4. Previous developed land is no necessarily suitable for new housing development. These points are necessary to protect the low density character of Cumnor Hill.	
Total comments 12		

Sustainable design

Respondent ID/ Organisation	Comment	Council response
Berks, Bucks and Oxon Wildlife Trust	Principle DG14 –We welcome the reference to biodiversity in relation to existing surface water features. SUDS offers an excellent opportunity to integrate biodiversity within developments but whether they do so or not depends very much upon the design and management of those features.	DG14 amended to refer to future management and maintenance of SUDS.

Chilton Parish Council	WHDC needs to be more proactive on sustainability in the design guide for new homes. Developers should be compelled to build houses to the highest standards for all occupants - thereby improving sustainability.	It is appreciated that developers must work to current building regulation standards and the advice in 10.7.18 does not contradict this. Para 5.7.2 highlights that key aspects of traditional buildings should be reinterpreted in modern design. Local Plan 2031 Part 1 includes policies relating to the levels of Code for Sustainable Homes and the proportion of Lifetime Homes that must be achieved in new development. The council is unable to demand levels over and above national requirements but encourages applicants to consider sustainable construction as an integral element of their design approach.
Natural England	You may wish to reference the Town and Country Planning Association's "Design Guide for Sustainable Communities" and their more recent "Good Practice Guidance for Green Infrastructure and Biodiversity". This could be added to Part 1 page 12 where there is various "best practise" guidance already mentioned and this would fit in well there. An example of a good similar document would be the Exeter Design Guide which can found at the followinglink and contains some good advice on biodiversity matters including, for instance, the use of bird and bat boxes in new residential developments. The use of Sustainable Drainage Systems (SuDS) in new developments, as mentioned in Part 1 page 46 is to be encouraged	
Wantage and Grove Campaign group	Principle DG14 about SUDs needs mention of upkeep of these features	
41	The Guide should be more proactive on sustainability in their design guide for new homes. e.g.In our new Chilton Field estate,the S106 stipulated the housing assocn properties be built to at least Stage 3 of the Sustainable Homes Code	
8	Section 7 is probably the weakest of all. Whilst an integrated design approach is needed for sustainable construction it is not the role of the planning system in my opinion to take the lead. Government recognise this and with the ever increasing standards contained within Building Regs leading to zero carbon solutions by the end of the decade, planning policy can defer to Building Regs	
Total comments 5		

Street design

Respondent ID/ Organisation	Comment	Council response
Oxford Bus Company	Section 2, chapter 4, Streets and Places, does not even mention buses and bus routes. We are continually asked by developers what service we can put through developments. The design of the roads is critical to being able to operate strategic bus routes through developments.	Reference to buses included in DG21: Reduce the reliance on the car and at para 3.5.2
Oxfordshire County Council	<p>The primary objective should be to promote (and delivery of) sustainable forms of transport (and good planning).</p> <p>With reference to DG32 in section 4, there is no detail about how to create a street to encourage cycling, the focus is entirely on walking for which the needs are very different. For lower order streets where traffic speeds are very low cyclists</p>	<p>The Design Guide encourages street design to cater to the needs of pedestrians and cyclists.</p> <p>Additional advice on street hierarchy and typology is provided at</p>

	<p>can share the carriageway with motorists, although creation of too much of an obstacle course with reverse-out parking, sometimes hidden by trees, can create some significant safety issues. For principal/spine roads it should be essential to include space for cyclists in some form of on-carriageway cycle lane, segregated or partially segregated path. •</p> <p>Section 4 needs a new paragraph 4.2a and a new Principle DG32A to describe Streets which encourage travel by bus</p>	Paragraphs 3.5.11-3.5.44.
Marcham Parish Council	Whilst the Council would support walking and cycling, it does not support the proposal for shared surfaces. The statement to have generous pavement widths is inconsistent with that of shared surfaces.	
Farringdon Town Council	The concept of designing street layouts to encourage walking and cycling and to 'create permeability' [is to be supported]	
Total comments 4		

Parking

Respondent ID/ Organisation	Comment	Council response
Chiltern Parish Council	Depending on location there is contradicting advice DG21 Reduce the Principle reliance on the car DG 44 car parking –from experience of Chilton Field –there is a requirement to provide more parking to cater for the remote location and inadequate public transport provision.	The Design Guide refers to the need to adopt a balanced approach to parking but does not specify parking requirements which are set by Oxfordshire County Council. However, designing places that have a range of facilities (Sec 3.6) within walking or cycling distance or with convenient and direct public transport links (Sec 4.1) may encourage residents to use low carbon forms of transport rather than having to resort to their cars
English Heritage		
Wantage and Grove Campaign Group	We therefore propose that the current parking standards should reflect the level of car ownership in the Vale and be increased from the Oxfordshire Standard by at least 10% to reflect the average car usage. Our experience is that lack of formal parking spaces simply means that cars park on verges or any available space (green or otherwise). Creating additional spaces would make it easier to retain the intended design and usage of the development.	
8	4.13.4 and DG 44 –Non allocated spaces are never 'looked after' as well as allocated parking in my experience.	
43	New housing within the AONB should be allowed at least two parking spaces in addition to any garage due to the rural location, inevitable dependence on the car, and lack of any suitable public transport	
54	In an era of greater site density of house building, there has been a disregard of the legitimate need people have for cars. Turning a blind eye to the reality of increasing car ownership and number of vehicles per household, insufficient space has sometimes led to larger developments where roads are too narrow. Due to inadequate parking provision,	

	cars are parked half on –half off the pavement, in order to allow through passage for other vehicles.	
Total comments 5		

Noise and air pollution

Respondent ID/ Organisation	Comment	Council response
The Theatres Trust	We recommend that the issue of noise from community facilities is emphasised in the SPD and that new buildings should be designed to specifically demonstrate noise will be addressed	Additional guidance on noise and pollution is provided at Section 5.10
Cumnor Parish Council	Air Quality and noise: The way that this important matter is dealt with in the Design Guide is wholly inadequate. In CPC's experience, when developers or planners are asked to think about pollution, they usually think in terms of the potential effects of a proposal on the existing population or environment, either during the construction phase or in the longer term. For CPC what is equally important is the potential for harm from an existing source of pollution, for example poor air quality or noise, on the population who will be living or working in a proposed development once it is finished. Every effort should be made by developers to mitigate any such potential harm in their design planning. Sadly only passing reference to this is made in this Design Guide. Thus Air quality and noise are included in a list of 12 Potential constraints and opportunities for consideration as part of the site appraisal in the Section on Site Appraisal , p.28, and again in the check list at the end of Section 2, p.37. Nowhere in the remainder of the Guide is there the slightest attempt to elaborate on this or provide guidance on how adverse environmental conditions might be mitigated.	
65	More information on noise reduction where housing is close to major roads and more detail on parking [needed]	Sources of air pollution and noise should be identified in the Site Appraisal and the design response explained in the DAS.
Harwell Parish Council	DG15 says not to use open spaces on development edges but this is sometimes appropriate (to reduce road noise, create gaps between settlements, link to existing open spaces etc) It would be better to say that open spaces should all have a use and be of an appropriate size, location and form for that use, should maximise frontages and overlooking onto the space, minimizing unattractive back garden boundaries.	
43	The Design Guide should, as a minimum, state that if exceptional circumstances are identified and the planning application complies with the NPPF paragraphs 115 and 116, and complies with the CROW Act 2000 Section 85, then the applicant should ensure that their planning application complies with the north Wessex	
		DG15: Landscape Structure amended

	Downs AONB's management plan and that their proposal can adequately mitigate any visual, light, noise, urbanising and pollution impacts the development might have	
56	I don't agree with the omission of the following points: 1. The protection of neighbours (over looking, over shadowing, noise pollution)	
CLA	Habitable room windows should normally be at least 12 metres away from the flank wall of the neighbouring property. Orientate buildings so that habitable rooms and sitting out areas do not face noise sources	
3	Design guide should specify type/ colour of street lighting	
54	The current rules seem only concerned about any additional pollution the new development might bring to an area. Little or no regard is paid to the problems that might be caused by building in an already polluted area.	
60	I would like to have seen a more in depth approach to air pollution and ways in which a developer can minimise their contributions to it during the development. Also to incorporate within the design keeping living and sleeping quarters away from areas where there is a high level of pollutants already in existence	
65	Some guidance on how specific site issues would be addressed such as areas where there is heavy traffic and pollution issues [is needed]	
Total comments 11		

Areas of Outstanding Natural Beauty

Respondent ID/ Organisation	Comment	Council response
North Wessex Downs AONB	<p>[We] have submitted detailed objections to the main Local Plan Consultation in respect of the proposed allocation of housing at Harwell Campus (1400 dwellings). The AONB Unit wishto make it known that good design is not sufficient reason in itself to support a proposal for 1400 new dwellings within a nationally protected landscape as proposed at Harwell Campus. (attachment).</p> <p>We would recommend specific reference to the North Wessex Downs AONB as being a nationally protected landscape with a statutory level of protection through the CRoW Act 2000. Reference should be made to the legal duty placed on the Council by part 85 of the CRoW Act to conserve and enhance the character and special qualities of the AONB. To include specific reference to its Management Plan and Position Statements and the relevance of Paragraphs 115 and 116 of the NPPF.</p>	Strategic sites are allocated for development in the emerging VWH Local Plan Part 1 2031. The Design Guide supports the policies of the Local Plan. Applications that adhere to the Design Guide's advice and guidance will overcome the principle if development is not acceptable. AONB/green belt designations: Paras 2.2.3 and 2.2.4 amended. DG2 updated to refer to the AONB management board's
Harwell Parish Council	Principles DG2 however, referring to 'sites in or adjacent to the AONB,' references the North Wessex Downs AONB Management Plan but	

	this is dated 2009-2014 therefore becomes out of date next year. The advice may therefore need to be expanded to give sufficient weight.	website and the NPPF for further information.
Chilton Parish Council	Design principle DG1 -• Does not adequately address the protection and restrictions afforded to the AONB. Furthermore, suggesting that it is straight forward to build within the AONB undermines the central sustainable development theme in the guide. The purpose of AONB designation is to conserve and enhance the natural beauty of the landscape; to meet the need for quiet enjoyment of the countryside and to respect the interests of those who live and work there, and surely to preserve this environment for future generations. There needs to be more details about the AONB and the protection it is afforded as well as the Vale's intention for it protection / sustainability for future generations.	
CPRE	We agree wholly with the comments made by the North Wessex Downs AONB	
37	There is a fundamental dichotomy here. The Guide requires that the design process 'should respond to the site's surroundings and enhance the character of the area'. But on that basis the proposals to build large developments on greenfield/AONB/Green Belt sites contained in the proposed Local Plan would all fail?	
43	I have some comments on the vale of white horse's new Design Guide, particularly with respect to the North Wessex Downs Area of Outstanding Natural Beauty. The Vale's Design Guide does not go far enough to protect the aonb, The Design Guide should, at the very least, reiterate the fact that planning applications within the AONB will only be granted in exceptional circumstances and only if the proposal complies with the NPPF paragraphs 115 and 116, and the Design Guide should further state that the council has a legal obligation under the CRow Act 2000 Section 85 to protect this landscape.	
Total comments 6		

Geology and landscape

Respondent ID/ Organisation	Comment	Council response
English Heritage	We found [the guide] to be an exemplary example of its type, particularly through the use of character assessment, providing an overview of the architecture and settlement pattern variations found across the district as a result of its geology and topography.	Geology and topography are issues that applicants should investigate as part of their site appraisal.
Cumnor Parish Council	Geology, ground conditions, and drainage, hydrology and flood risk –the way they are dealt with gives no indication whatever of their seriousness as topics for consideration when	The Environment Agency is included in the list of statutory authorities to contact

	undertaking a site appraisal. There is only passing reference to them in the list of 12 potential constraints and opportunities for consideration as part of the site appraisal and check list at the end of Section 2. Nowhere in the remainder of the Guide is there the slightest attempt to elaborate on how they might be considered or addressed as subjects deserving attention. [Particular concern about flooding]	if relevant to a proposal (Fig 1.6). The Council's Drainage Officer is consulted on all applications that carry a risk of flooding. The technological solutions to specific flood risk areas is beyond the scope of the Design Guide - but the issue and its implications should be addressed at site appraisal stage
East Challow Parish Council	Section 2 Responding to the site and setting. Figure 2.10. Sites at the interfaces between zones, generally being on sloping ground formed by geological erosion and the 'spring line' should be subject to a thorough on-site geological analysis.	
Total comments 3		

Biodiversity and ecology

Respondent ID/ Organisation	Comment	Council response
Letcombe Brook Project	<p>Biodiversity and Planning (Appendix A) There should be a section in its own right not just as an appendix. An environmental site and habitat assessment should form the basis of whether development is suitable at the very initial site assessment and planning stages and guidance should be given to developers on this element as it is on others.</p> <p>In section 7 Building Performance this section has a principles and checklist for developers regarding building performance yet there are no principles or checklist on ecology in this section. The Code covers 9 elements which developments can be scored under. In the Code ecology weighting is the third highest element but yet the VWHDC has hardly referred to ecology in this section.</p> <p>Checklists should be provided for biodiversity and planning.</p>	<p>Principle DG18 sets out the advice for Biodiversity with Appendix A providing further information on how and when the advice can be implemented</p> <p>Please refer to Checklist at the end of Section 3 which considers biodiversity and ecology issues</p> <p>Additional wording inserted at DG10, DG14, DG18 and DG33 as suggested by BBOWT.</p> <p>Reference documents added in Appendix C</p>
Farringdon Town Council	Appendices: biodiversity; animal species, habitat protection; all good practice.	
CPRE	Section 7: Building Performance-a sub-section be introduced to cover Ecology.	
Natural England	You may wish to reference the Town and Country Planning Association's "Design Guide for Sustainable Communities" and their more recent "Good Practice Guidance for Green Infrastructure and Biodiversity". This could be added to Part 1 page 12 where there is various "best practise" guidance already mentioned and this would fit in well there. An example of a good similar document would be the Exeter Design Guide which can be found at the following link and contains some good advice on biodiversity matters including, for instance, the use of bird and bat boxes in new residential developments.	

Berks, Bucks and Oxon Wildlife Trust (BBOWT)	<p>We greatly welcome the inclusion of Principle DG18 Ecology and Biodiversity and Appendix A – Biodiversity and Planning. These are essential parts of the Design Guide and should be retained. We also welcome the several other references to biodiversity. However we consider that at present the Design Guide does not address biodiversity sufficiently and is therefore not currently fully reflecting the NPPF.</p> <p>The Design Guide should add in appropriate references to biodiversity in DG10, DG14, DG18 and DG33 as proposed in our response</p>	
Oxfordshire County Council	<p>AnnexA: Biodiversity & Planning is supported. It provides very useful information for applicants. A reference to the Oxfordshire Biodiversity & Planning Guidance document - https://www.oxfordshire.gov.uk/cms/content/planning-and-biodiversity should be included, in particular for the advice in section 4d on how to enhance development for biodiversity and additional links to sources of further information.</p>	
Total comments 6aw3		