

Uffington and Baulking Neighbourhood Plan

CONSULTATION STATEMENT: APPENDIX 1

Public Consultation Events and Residents' emails

January 2016 – April 2018

Note: References in the **Subject area** and **Comments** columns reflect the concepts and draft policies of the Plan at the time of the consultation event. References in the **Responses** column refer to the final NP report.

1. Public consultation events

Launch 21 Jan 2016 (post-it notes)

Subject area	Comments	Response
General	<p>Do not want the village to become industrialised/urbanised Environment - every house means two cars</p> <p>How will landowners be consulted</p> <p>Add objective 7: 'To take every opportunity to enhance the built environment of our villages for the benefit of our communities and to continue to attract visitors'</p>	<p>Noted</p> <p>Agreed - see Section 7</p> <p>See Policy H1</p> <p>Landowners invited to Public Consultations and access to the website</p> <p>Agreed - see Objective 3</p>
Vision	<p>Our vision needs to acknowledge that there will be more building than that required 'to address the needs of our communities'</p>	Agreed. Has been included in the revised Vision
	<p>How does anyone ensure land in the areas, agreed to be appropriate for</p>	If the landowner is agreeable, the land will become

	development, becomes available	available.
	Consideration of supported living Of utmost importance is the emphasis on affordable housing for those that 'fall' between social housing and 'premium' priced housing	Reference Policy H1 Reference Policy H1
	How/where will you improve employment. What land is available for this employment how?	Reference Section 6
Objectives	Improved public transport? Rail? Infrastructure to support new developments. Roads sewers drainage schools transport Increased traffic means there are problems eg single track and under bridges Sewage system has to be approved & adopted prior to any development being allowed	Both these areas are outside the plan's remit See Section 7 Agree constraint but OCC responsibility This is a district council issue but would be criterion for planning permission

Public consultation event 14 July 2016

Subject area	Comments	Response
Site and other criteria	Publish criteria on website for wider comment, reference suitability, availability, achievability, simplify weightings; clarify if industrial weightings are considered separately	Agree in principle. Amend 'location' to 'location suitability and achievability'. Sites will require landowner agreement so all 'available'. Weightings to be simplified.
	The 'sector' is most important factor	Agree. Increase weighting from 16 to 20%
	Suggest reversing 'no of dwellings' scores to make more houses score more favourably	No action. Single comment on this topic. CLP strongly indicated preference for infill versus larger developments.
Affordable housing	Would like to see weight given to developments with more affordable housing to help older people stay in the village Content – would like to see weight given to developments with more affordable housing (2 nd respondent)	Local Plan requires all developments of 3 or more dwellings to have 35% affordable housing. Banding amended from 1-4 to 1-2
Flooding	Suggest increasing weighting given to 'flood risk'	Single comment. CLP strongly supported this view. Increase weighting for 5 – 10%

Views	Suggest all views to the hill are precious and should be captured in the assessment process	Already captured in the 'impact on valued views' criteria
Brownfield sites	Need to add weight to brownfield sites in a positive sense	Add 'brownfield site' criterion with 5% weight

Farmers Market 21st May 2017

Subject area	Comments recorded (some in conversation)	Response
S & I	Good to see the evidence is there for 19 houses over 14 years, not 44 houses in 2 years. We currently do not have the infrastructure to support mass housing – but more houses are required	Agreed as part of NP Plan. See Section 4.7.3
	All very encouraging, interesting, positive and sensible	Noted
S & I	We need the infrastructure - especially schools - to be better thought through and coordinated	We have a report from school governors regarding future development of school. See Section 7.3
Housing	Will the plan take into account what people propose to build in their back gardens?	Individual infill will be decided by planning authorities, but see Policy H2
Housing	Will the 19 provide social housing or will it be infill?	Affordable housing can only be a requirement in a build of 12 houses or more but there is a strong preference for a range of smaller houses including affordable housing - see H1
S & I	Sustainability and infrastructure are key – you need a 'light bulb' to get the community involved – positive scenarios	Noted
Housing	Key output will be protection for the village from large scale development.	Agreed. See Policy H1

	Small infill will be absorbed but another 'Jacks Meadow' could not be sustained either from a character perspective or because of traffic/infrastructure	
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Farmers Market 18 June 2017

Subject area	Comments recorded (some in conversation)	Response
Views	Views of the countryside important from all parts of the parishes not just the hill	LCS analysis includes public views - see Section 3.5
	Views of the Faringdon Folly valuable	ditto
	Maintain the setting of St Mary's Church	In Conservation area. See Sections 4.8.6 and Policy H4
Housing	Do not build on School site in future	ditto
	Is common land treated as 'green space'?	See Section 3.7
Design	Illuminated advertisements are unattractive	See Policy D6
S&I	Traffic concerns include high speeds and parking	See Section 7.7
	Road improvements must be commensurate with new developments	ditto

Public consultation event 21 June 2017

Focus group	Subject area	Comment	Response
Design	Design Policy 1: re developers' attitude	Yes, this is so important. Standardised and 'diverse' designs can be seen throughout the county and indeed nationwide, so Uffington would look like everywhere else	Included in Section 5.1 and policies D1, D2
	Policy 2: building design	Limit dwellings to 1.5 storeys (in CAs) rather than 2 Yes absolutely. Could we encourage eco dwellings	Comment noted
	Policy 3D: dark sky	Absolutely agree with this. Often overlooked but is something	Included in Policy D6

		fundamental to maintaining the character of the villages. Based on description of architectural lighting, this is something I would encourage	Included in Policy D6
S&I	S&I Policy 2A & 2C Flooding	Resident advises terminology needs significant changes Need to divert water flow so Jubilee Field is drained and rain run-off does not flood the streets	Noted; see revised Policy S2 Not included
	Policy 3B & 3C Amenities	Safer crossing to village hall and shop Solar panels on public buildings for community benefit Electric points for cars Renewal programme for minibus 'Green' buildings to be encouraged Shared transport scheme	Not included Not included Included in Policy S3B Not appropriate for NP Not included See Section 7.7.1.
	Policy 4 Biodiversity	Should this policy on biodiversity go beyond just public space in new developments We should encourage native hedges rather than board fencing which is impenetrable and provides no nesting, food or shelter or wildlife 10 years ago, the village was teeming with frogs – very few remain. Why?	We rely on LP policies in this area, see Policy S1 Included in Policy D3 and S1B Noted see Section 7.5
Landscape	Landscape views	Add view to the hill across Jubilee field	See Section 3.5

Public consultation event 14 Nov 2017

Subject area	Comments	Response
LCS	General consensus that the LCS should be used as a basis for the NP policies Views to and from the White Horse should be preserved. Green fields and hedges within the village should be preserved as a unique feature	Agreed and incorporated Policy L1 Agreed. See Section 3 Local Green Spaces are defined in Policy L3. There is also protection of open spaces within conservation areas and common land.

LCS sites	<p>177 no apparent access 133 should be red 179 should not be red 186 should not be red No notice should be taken of red areas when planning is made (individual comment supported by a small group) Why wasn't the Jubilee field red – inconsistent with the sports field. Should allotments be red?</p> <p>Blue patch next to Jacks Meadow must be amended</p>	<p>Access not addressed in LCS Latest map shows red Noted Noted Noted. See Policy L1</p> <p>Comment noted – LCS criteria applied in both cases. However, they are identified as Local Green Spaces in Policy L3</p> <p>This area will be properly defined in the final version</p>
Housing policies H1	<p>H1. Number of houses should be 'approximately' 19 houses. This is more appropriate than a minimum.</p> <p>H1. Housing type: a preference for 1-3 bedrooms with some 4 bedroom houses.</p> <p>Affordable houses: make houses flexible/modular to meet different needs</p> <p>If we have a small development there should be an integrated mix of size of homes to prevent isolation</p> <p>Need for bungalows for elderly/disabled people</p>	<p>Agreed in principle; see Policy H1 19 houses is for the NP area as a whole rather than there being an allocation for Baulking and Uffington. Agreed in principle</p> <p>Noted</p> <p>Agreed in principle</p> <p>Agreed in principle</p>
H2	<p>Support for individual houses being built but Infill should be limited so that the openness of the village remains.</p> <p>H2C. Individual comment: this could be seen as divisive. Perception perhaps that those in the most desirable area are immune to change and this enshrines that view perhaps</p> <p>Individual comment: Not 1.5 storeys</p> <p>There was a perception that a larger estate will bring more funds to the village</p> <p>A mix of comments: Individual houses and smaller developments of 3-5 houses with a maximum size of 10. Query – can we say the maximum size of development should mirror the minimum level to trigger affordable housing?</p> <p>An extension of Jacks Meadow was favoured by many –into 167 or 175</p>	<p>See H2</p> <p>Noted No longer referred to in plan Noted</p> <p>See Section 4</p> <p>Noted</p>

H3 farm yards	Up to 5 houses but should be small and genuinely affordable, not large barn conversions.	See Policy H2
General	<p>Should the policies encourage holiday cottages?</p> <p>How is the rest of the village being consulted? (spread of age and address)</p> <p>Sites should not be a traffic hazard</p> <p>Build a new school (NB the council would not pay)</p>	<p>Noted but not endorsed</p> <p>Through the 6-week consultation</p> <p>Noted</p> <p>Noted but not endorsed</p>

Public consultation event 24 April 2018

Note there was considerable discussion concerning the HNA recommendation of a minimum of 19 additional houses.
 Various points and responses recorded below

Comments	Response
'At least 19' could mean 120 !	Noted
There are enough parcels in the LCS map which are not red to accommodate 19	Agree
Could the number be more specific eg '19' or 'in the region of 19'?	Sympathetic to the finite 19 view, but the Vale is reluctant to accept a finite number or target, as not likely to be legal
Will vote against unless it is limited to 19	Reminded that to lose the referendum will mean no controls. A balance needs to be found.
Would infilling within the village count towards the 19?	Yes
Does the 19 include both Uffington and Baulking?	Yes
1. Does anybody want <u>any</u> new houses? (especially as we already have Freemans, Waylands, Jacks Meadow etc?) 2. There is a need for housing for youngsters.	<p>The HNA confirms the need, expressed by residents, for some additional houses.</p> <p>Note that a multitude of policies drive planning, not just</p>

3. Baulking certainly does want some more houses

the 19 from the HNA.

See Policy H3

2. Individual emails

RESIDENT A

Date	Comment	Date	Response
25/7/17	<p>'Impact on valued views including those to and from the AONB'. I do question the view that development on the immediate south side of the village will necessarily be any more detrimental to the view from the hill than development anywhere else in the village. To the extent that infill development seems unlikely to fulfil our allocation from the Vale, perimeter development is inevitable and it will be visible from the hill, wherever it is placed.</p> <p>As to views from Uffington, surely any protection of views should be applied to all properties, not just those on the south side. Consider not only the views south from elsewhere within the village but the views that many properties enjoy in other directions as well.</p> <p>I think that views of sight-lines to St Mary's Church were also mentioned, but they do not appear in the spread sheet. Although the church is an important building and the environment around it should be protected, I am unsure on what basis views of the church from other buildings should take priority.</p> <p>'Sector'. What is the purpose of this point? If it is to protect the views from WHH, surely that is covered by the section 'Impact on valued views including those to and from the AONB'. If to protect the Conservation Area, it only does so in part and is already covered in the section 'Proximity to Conservation Area'. As it stands, assuming it is intended to</p>	July 2017	<p>The independent LCS analysis has taken in the various factors including views that a given development may affect. This analysis gives more emphasis to limiting development south of the village.</p> <p>The Vale has made no allocation. The HNA suggests 19 houses including Baulking so infill plus modest perimeter development is likely.</p> <p>The NP policies refer to protection of established public views (see 3.5) rather than private individuals' views.</p> <p>See 4.8.6, and Policy H4</p> <p>The emphasis on valued views has been reduced and we will rely on the LCS analysis. See 3.5</p>

cover the views both of, and from, Uffington, the result is that these views are covered in both this section and also in 'Impact on valued views including those to and from the AONB' so receives a double (and heavy) weighting. If I am interpreting this correctly, I don't think this is justified.

'Safety and convenience of the site access and impact of any on-road parking'. 2% makes this relatively insignificant compared with other planning concerns and I believe that this is an important safety issue which should be given a much higher weighting. Parking on the village roads has increased dramatically in recent times, often making driving and manoeuvring hazardous. This is especially so either when forced by parked vehicles to travel on the wrong side of the road around corners or when pulling out of side turnings or entrances. Consider, for example, the entrance to the car park that now serves both the THMH and the new shop. Given the potential for a serious accident it is questionable whether this should have ever been allowed on the apex of a bend.

· **'Proximity to the village envelope'**. I have been unable to find a copy of the village envelope map on the website. I did look at it at the meeting but cannot now remember the finer details. Is it possible to view it somewhere?

· **'Number of Dwellings'**. The point was raised at the meeting that if the N.P. identifies potential building plots, the village would benefit financially if such developments were large enough to attract Section 106 funding rather than piece-meal developments of just a few houses dotted here and there.

Another argument in favour of larger-scale development (as against infill) is the need to protect the character of the village – the certain variety and spaciousness of property layout that currently exists. If every available space (even relatively small

See Section 7.7

There is an historical map from 1970 but we do not now specify a permanent village envelope.

The Plan is a non-allocating plan and does not now identify potential building plots.

Our housing and design policies seek to protect the character of the village and include the issue of high density development.

gardens) is exploited for development, this village character will quickly disappear. Could the planners suggest some criteria that could be factored in to downgrade sites that would result in over-density and/or alteration of the scale of the immediately surrounding properties? This is not dissimilar to protecting the conservation area and is possibly more important than preserving views.

. Common Land.

Several areas are proposed for some level of protection e.g. the conservation area. Conversely, brown field sites seem likely to be placed at the other end of the spectrum. I've found no mention anywhere though regarding protection of common land within the village. For example, most of the area between us and the village hall (including most of the gardens of Pond House and The Old Fire Station) is registered common land. This protected status should be reflected in the NP.

Common land benefits from a significant degree of protection from development. See Section 3.7

RESIDENT B

Date	Comment	Date	Response
24/11/17	<p>As promised, we have given consideration to the information and documents presented at the recent meeting. With hindsight, it would perhaps have been beneficial if the meeting material could have been pre-circulated in order that the detail therein could have more fully explored during the course of the meeting, so do forgive the extent of the comments and observations below.</p> <p>The neighbourhood plan concept has been promoted on the basis that it would enable the community to determine policies on where, how much and what kind of development would be allowed in the neighbourhood area. Numerous benefits would flow, including a larger proportion of Section 106 payouts. A great deal of time and hard work has gone in</p>	27/2/18	

to the NP so far (for which, many thanks) but we seem to have ended up with the prospect of open ended development, subject only to a *minimum* number of 19 dwellings, with the proviso that all non-infill development should be concentrated solely around the northern perimeter. We've expressed before our views on the extent of the southern view weighting factored into the study criteria, but we are now where we are. Those on said northern perimeter may not agree with the outcome, but their views will carry little weight against those of the majority *not* resident on the northern perimeter. Thus, whilst financial benefit to the village (and landowners) will accrue, that benefit will to some extent be gained at the expense of those adjacent to the northern perimeter.

Two fields particularly have been identified as possessing greatest development potential. Neither have access suitable for development. Nevertheless, as we abut one of the two fields identified, we have a particular interest in the draft policy circulated. We also abut a redundant farmyard and so are doubly interested. You will understand, therefore, that a lot of what follows is somewhat parochial in nature!

Comments/questions relating to the documents provided at the meeting:

HOUSING POLICIES: UFFINGTON & BAULKING JOINT

Policy 1 Number and Type of Houses

H1A This just seems now to only set a **minimum** of 19 dwellings within the Uffington/Baulking area, with no maximum and isn't linked with perceived/ demonstrable need. This surely leaves the northern perimeter alone open to unlimited development! What is the justification for this? How will the NP mitigate this possibility?

Policy 3 Building in Farmyards

H3 The barns and yard sandwiched between us and Manor Farm House are presumably treated under the policies as 'farmyard' and thus not 'built area'. Surely, if this site was ever to be developed, it should be treated no

The 19 additional dwellings reflect local needs (as concluded in the HNA) but, under Vale policy, there is no numerical ceiling on housing growth. Nevertheless, there are local factors which will make significant new housing over and above the 19 unsustainable in the plan area, see Section 4.7.3

Within the proposed policies there are a number of factors which will determine where building will be permitted outside the Uffington built area. These factors include the LCS conclusions, adjacency to the built area perimeter, and reasonable proximity to village facilities.

Comments noted

See comment above

See Policy H2

differently to any other infill site within the village for which far more restrictive policies seem to apply. Just about the only limitation applied to farmyards under the draft policies is a maximum number of 5 dwellings. Any maximum number quoted would likely become a developer's minimum and how would this work given that the actual size of farmyards will invariably differ? It would surely be more appropriate (and equitable) to apply the same/similar restrictions to those being proposed for other development scenarios (i.e. in keeping, proportionate in scale, non-dominant, etc. etc.) subject, possibly, to a catch-all maximum **density** criterion. Comments appreciated please.

HOUSING POLICIES UFFINGTON ONLY

HU2A

- i. We *think* we understand the definition of built-up areas although, as defined in the Housing Policies document, the 'built area' doesn't include gardens on the edge of the settlement. Trying to make sense of this in our context, it appears that our house and front garden are in the built-up area but our back garden isn't. This doesn't seem logical. Indeed, it seems to mean that any development along our rear boundary in area 177 could be regarded as development in the countryside because such development would not be 'adjacent to the built area'. Please would you elucidate? Again though, why are the restrictions that apply to building within the built area, not applied to building outside the built area (given that some of such development will about the built area)?
- ii. What does the phrase 'in the setting of the built area' mean?

HU2B

- i. We were invited at the meeting to address the 'TBC' in HU2B. It has always been our view that, if development was to be imposed on the village, the burden should be spread equitably. Our view,

See policies H2

ditto

An equitable distribution of new development has deliberately not been considered. The LCS and other objective factors have determined the possible locations for potential development.

particularly as the requirement for both villages together is *only* 19 dwellings in the next 14 years, is that TBC should be a low figure – 5 or 6 max. and that it should be combined with a maximum density limit. What are your views?

HU3B

- ii. What is the definition of the word ‘countryside’ in this context? Does it mean completely separate and away from the village, not adjacent to any garden (see HU2A above) or not adjacent to any dwelling?

Comments/questions on matters raised at the meeting by us and various participants in our group

1. For any new development, direct access to a road taking traffic away from the centre of the village is very desirable to avoid increasing the amount of traffic both past the entrance to the shop car park, which is already a potential danger spot due to the restricted view when leaving that area and re-joining the village road, and the village school, with the obvious health and safety concerns.
2. As mentioned previously, the two fields immediately behind us have seemingly been determined as the having the greatest capacity for development. There is no direct access to areas 175 & 177 from adopted roads, so how would these be accessed? Use of Lower Common Lane would contradict 1. above and, in any event, it is part road, part footpath, serving pedestrians from Jack's Meadow and the pre-existing houses. A specific footpath was built exiting the northern side of Jack's Meadow for exactly that purpose. It also links with the path across The Green, used regularly by young children to reach the village primary school, as well as providing a walking route to the Village Stores, the THMH and the Jubilee Field and play areas. As Lower Common Lane is very narrow with a blind bend some 20 metres from its junction with the main village road, any increase in cars would pose a serious danger to pedestrians,

It means beyond the built area.

Comment noted

The LCS does not consider access and related issues in its methodology.

especially families with young children, disabled or elderly residents.

We also note that the colouring selected for areas 175 & 177 extends not only on to the paddock immediately behind us (the boundary of which doesn't even appear on the Lepus plan) but also onto that part of the adjacent farm yard which runs immediately parallel to our western boundary, almost in suggestion of an access route. That part of the yard not only terminates on private property (mine) but would be unsuitable as an access anyway due to the proximity of buildings. Why is this colouring here anyway – that level of detail doesn't appear anywhere else on the Lepus plan?

3. All of the areas to the south of the village, and some even within the centre of the village, have been identified by the Lepus study as having a low suitability for development. We understand that there is even talk of seeking protection for those areas. However, areas of the village that already have protection (e.g. Common/Open Access Land), and are thus unavailable for development, have somehow escaped this categorisation. Neither the original village green nor the Jubilee Field have been designated by Lepus. The former, which is of course in front of us, has already been allowed to be fenced and, in two cases (Pond House and The Old Fire Station) enclosed for garden – even the pond was filled in. It has thus, unfortunately, already been allowed to lose much of its open common appearance. Nevertheless, it does still have Common Land status, having been registered originally by Mrs Lowry, the previous resident of The Cottage on the Green, and confirmed when the Register of Common Land and Greens was compiled. The small fenced paddock adjacent to the village road is also Common Land. As we've said before, the valued/protected nature of these areas needs somehow to be recognised with the NP. Please advise.

Comment noted

re Common Land: see comment above under RESIDENT A's queries

4. Flooding was repeatedly mentioned as a reason why some areas were deemed unsuitable for building. Please note that 177 floods in winter and, during particularly wet spells in the past, it has been flooded to at least ankle-height for prolonged periods.

Finally, and as a general comment, we found the policies somewhat difficult to follow in their current form. A few specific comments thereon:-

5. In various places throughout the policies as currently drafted are references to 'permitting' development whilst in others the reference is to 'supporting' development. Why?

6. It might help if the definitions section was limited to just that – definitions. The policy aspects currently incorporated therein (i.e. b to g of the Limited Infill definition) could then be transferred where they surely belong in 'Policies'.

7. As currently drafted, the policies applicable to the different development scenarios are confused, inconsistent and difficult to interpret. It would be helpful to replace these with a matrix listing the different categories of development (e.g. building within that part of the built area which is within the conservation area, building in that part of the built area outwith the CA, building here, building there etc. etc.) along the top and the policy areas themselves (e.g. type, size, density, special considerations etc.) down the side. The actual policies could then be incorporated within that matrix. That would highlight the current inconsistencies and omissions and, once they are resolved, also help avoid misinterpretation post-referendum. It would be useful to see a copy of that when it is done.

We hope this is helpful and we look forward to your comments.

Noted. To be included in flooding record if appropriate along with other fields.

To be considered and remedied where appropriate

Noted

Noted

RESIDENT C

Date	Comment	Date	Response
13/7/17	<p>Policy H2B</p> <p>I understand why the policy is proposed as there has been a trend to build 2.5 and 3 storey houses by developers seeking to maximise profits. However, the policy as drafted seems to me to open up the possibility of substantial development within the Conservation Area. Policy H2C seems sufficient to me.</p>	1/18	See revised Policy H2 and H4
	<p>Village envelope</p> <p>I am strongly opposed to expanding the village envelope to include Common Farm (Option B).</p> <p>The maps published on the Neighbourhood plan website are inconsistent. The 1970 village envelope shows that the small field between South View Farm and Shotover Corner is outside of the village envelope. The individual maps showing Option A and Option B suggest including this field within the village envelope. Confusingly the map with the different envelopes superimposed on top of each other shows this field outside of the village envelope for both Option A and Option B. It is therefore important to clarify what the proposed envelopes for Option A and B actually are.</p> <p>If indeed it is proposed that this field should be included in the village envelope I would oppose this as the field contains a rare and very old Black Poplar tree as well as valued views which are acknowledged in the draft valued views map.</p>		<p>Common Farm lies outside current built area</p> <p>The LCS shows this field as having low capacity for development as other fields south of Uffington.</p> <p>Existence of Black Poplar has been recorded in Plan, Section 7.5</p>

	<p>Valued views</p> <p>I note that one of the valued views is from Woolstone Road north west into the Paddocks. The location of the arrow on the map suggests that the view is valued from a position close to 1 Shotover Corner. I would argue that the best position to enjoy this view across the Paddocks is from the Woolstone Road adjacent to South View Farm so it would be better to move the arrow slightly to reflect this. This may seem like a pedantic point however a recent planning application which would have resulted in the loss of this view used the argument that the view could be enjoyed adequately across the garden of 2 Shotover Corner and that the development of these paddocks would not result in the loss of a valued view. I am concerned that as the map stands at the moment it could be used by a developer to make this argument.</p>		<p>We agree with this concern about the position of the arrow on the Valued Views map, but it has now been decided not to show a map of Valued Views within the Plan. The 'valued views' concept has been subsumed within the LCS Policy L1. Note para 3.5 regarding the preservation of public views as a consideration in other parts of the plan.</p>

RESIDENT D

Date	Comment	Date	Response
28/11/17	<p>We are writing to comment on the Uffington and Baulking Neighbourhood Plan, which we understand requires further funding and is likely to take another year to complete.</p> <p>The Community Led Plan (CLP) was carried out at a time when there was a real threat that Uffington could be forced to accept a large number of houses being built in and around the Village and it was not clear what might happen in Baulking and Woolstone. Since then, the District Council has completed a housing needs plan which has removed much of the threat of uncontrolled development.</p> <p>The Neighbourhood Plan, which has followed from the CLP</p>	28/11/17	<p>The Neighbourhood Plan (NP) is now funded; the White Horse Show approved an application to part fund and part loan the required amount to complete the project.</p> <p>It may take up to a further year to complete the project but the majority of this time will be consultation and examination through the District Council (DC), in addition to the time it will take to run the referendum. The draft plan will be available for consultation from spring 2018.</p> <p>The NP will have legal status, once adopted, as part of the Development Plan. The DC can make planning decisions not</p>

<p>began as a project involving the three villages of Baulking, Uffington and Woolstone but Woolstone withdrew, presumably when they saw that the District Council had put in place an approved housing needs plan.</p> <p>The Neighbourhood Plan has necessarily involved the employment of qualified advisers, which has cost a considerable amount of money. The goalposts changed this year, which added to the money required to carry the Plan forward and currently we understand the Plan requires at least another £7,000 to complete the work.</p> <p>Funding of the Plan has been from grants and to meet the shortfall of £7,000 the White Horse Show Trust have been approached.</p> <p>We did not attend the most recent public meeting in November and cannot comment on the outcome from this but we wish to raise the following questions, which we hope the Neighbourhood Plan Committee will take into consideration.</p> <ul style="list-style-type: none"> iii. If the Plan is completed in the current timescale of a further year and with the increased expenditure of £7,000 , are we getting value for money? We realise a completed, approved plan will have legal status and must be considered when planning decisions are made but that does not stop the District Council Planning Authority overruling it or an independent government appointed inspector overruling the District Planning Authority in the case of an appeal. iv. To create an approved Neighbourhood Plan, we need consent from the District Planning Authority. Will our Plan differ significantly from their Plan? If it does, will they approve it? If it doesn't, why are we doing it? v. Members of the Neighbourhood Plan Committee have devoted a lot of their time and energy to reaching the current Plan status and the two villages must be grateful to the Committee for taking it this far. Will the villages still be grateful if the Plan continues to take time and further considerable amounts of money and 	<p>in accord with it, but only if material considerations in a particular case indicate the Plan should not be followed (see NPPF2018). However, the robust evidence we are gathering, with the DCs guidance, seeks to prevent that occurring, in addition to preventing legal challenge from developers. The main eventuality where the DC may go against the plan is if they lose their 5-year land supply.</p> <p>Our plan will be in accord with both the DCs Local Plan and the National Planning Policy Framework; if it was not, the independent examiner would not support it. However, importantly, it provides more detail set at a local level to better inform planning decision making.</p> <p>On your point about value for money, it is difficult to judge. The benchmark can only really be the cost of other adopted plans, many of which have cost in the same order of magnitude. Most of the expense has been consultant support, but while this is expensive, it has provided the professional support and independence we have needed to bring the plan to its current maturity, with the level of evidence behind it that the DC mandated in order to support it.</p> <p>All the volunteers on the NP Steering Group (SG) are fully committed to completing the plan and the worth it will deliver when adopted.</p> <p>No green spaces have been allocated without landowner agreement. Every potential green space identified had an identical letter sent to the relevant landowner seeking their engagement on whether they wished their land to be</p>
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	<p>will they start to question what it is for?</p> <p>vi. The Committee, with the involvement of payed advisers, has identified areas of land that are said to be more or less suitable for housing development. It has identified areas that are suggested to be classified as 'green', which we understand would make it very difficult to carry out any housing development on them. While the Committee has presented these proposals publically, we do not believe they have first consulted with landowners or with residents who might be directly affected by these proposals. Members of the Committee are volunteers but have not been appointed by any form of election process and therefore cannot be expected to represent the views of the community unless they engage with interested parties before making proposals.</p> <p>We hope the Committee will consider these questions carefully and take what action is needed to ensure they carry the will of the public in Baulking and Uffington and avoid the risk of being seen as an isolated organisation, spending large sums of public money on a plan that does not necessarily achieve what villagers want.</p>		<p>considered. We were clear in the letters that their agreement was a prerequisite to taking any allocations forward. Of 13 land parcels under consideration, 4 will be protected as green space.</p> <p>Once the draft plan is complete, we will again formally consult with the community and some government agencies, including of course the DC, for a minimum of 6 weeks. We hope you will be able to take part in this activity.</p>
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RESIDENT E

Date	Comment	Date	Response
31 /7/17	I have recently been made aware of the proposed policy regarding Uffington views and am very disappointed that I was not even consulted in the first instance in this regard,	8/17	The legislation surrounding the drafting of neighbourhood plans requires residents of areas, designated for NPs by the local council, to be consulted throughout. The

	<p>especially given that a number of the proposed views fall across my currently owned land.</p> <p>Moreover, I will now seek and engage professional support to contest such proposals in the strongest possible manner.</p> <p>It's not surprising that the proposed views to be protected and as supported by the parish council members do not seem to fall over any land owned or occupied by themselves.</p>		<p>Steering Group for the Uffington and Baulking NP has been doing that since the work started early last year. The NP website holds a wealth of detail about the progress of the plan and the quarterly Courier contains an update. A number of public consultation events open to all residents have been held - the latest was on 21 June 2017. This was widely advertised and 50 people attended.</p> <p>At that event the Steering Group's latest proposals were discussed with the audience, and comments invited. The Steering Group is currently pulling together the comments made and incorporating them into the evolving policies which will go into the draft NP. Further comments are always welcome and can also be made via the website.</p> <p>The following link will take you to the NP website and the consultation events which have been held: https://www.ubwnp.net/public-consultation/</p> <p>The map of the proposed 'Valued Views' is in the process of being revised as a result of comments made on 21 June and if you wish, I will send it to you on completion. [valued views map has now been removed from the plan.]</p>
31/8/17	<p>Thanks for dropping the note over re open spaces.</p> <p>I have read it briefly and notice that there is not any reference to the values views policy. When we spoke the other day, I got the impression that for technical reasons, valued views was not a path that the NP would adopt and that Green Spaces would in fact fill that gap with regard to long term preservation of specific areas - subject to the necessary acceptance by landowners etc</p> <p>Can you confirm that my understanding is correct? In addition, I think you also mentioned that I would receive a response to my letter submission regarding values views to</p>	24/1/18	<p>The 'Valued Views' has been subsumed within the LCS Policy L1.</p> <p>Note para 3.5 regarding the preservation of public views as a consideration in other parts of the plan.</p> <p>Local green spaces are covered in para 3.6 and Policy L3.</p>

	the NP committee. Is that still forthcoming?		
31/8/17	<p>Following my previous correspondence and meetings with Mr R Hart and Mr S Jenkins on 7th August and subsequent attendance to the NP steering committee on the evening of 10th August at the THMH, I wanted to reaffirm our significant objection to the proposed policy and approach being suggested.</p> <p>Our objection partly relates to the use of the policy as a planning approval and development avoidance tool, that is, in addition to the already stringent set of planning conditions applicable to conservation area guidance, within which our property sits. In plain terms – this is the existing policy under which planning and development is controlled and suppressed and is the policy enforced at the time that we acquired the Walnuts and its land. To have a new, and further level of control and enforcement on our property is simply unacceptable from our perspective. We see the existence and even suggestion of this proposed policy as highly contentious which would place an unnecessary control on our land, breaching our Human rights under Article 1 of 1st Protocol of the Human rights act 1998 (Protection of Property). There is, as you will know, significant case law in support.</p> <p>As previously stated, and as the land owners, we purchased both the Walnuts and adjacent parcel of land many years ago in the knowledge that these properties are contained within the conservation area and as subject to many planning restrictions and reductions in PDR's. We did not purchase the property in the knowledge of an overlaying series of additional constraints would be considered or imposed after purchase.</p> <p>We would strongly urge the committee to remove any views that affect directly or indirectly the Walnuts property or indeed the complete removal of the proposed policy itself. As I have already suggested, we are fortunate enough to live in a village</p>	5/2/18	Objections, comments and proposed actions noted

with a protected conservation area already established which already provide adequate protection.

In the meantime, we are now obligated to protect our property and its flexible use over the long term as much as possible. Moreover, we cannot accept the implied constraints that this policy will bring. As you will know, we did not submit our land for consideration for future development under the 'call for land' request some time ago – this should, in our opinion, have been sufficient demonstration of our intentions in terms of development.

To provide the committee with a transparent perspective of the severity, impact and importance that the proposed policy has on us, we believe that it is fair for the committee to understand the actions already taken and those under consideration: -

Actions Taken

1. Property valuation exercise initiated to determine pre- and post-policy differentials
2. Engagement and retention of planning and policy professional support
3. Instruction to hedge maintenance contractors to completely cease trimming of any bordering hedges to the entire property, other than that which is deemed absolutely and legally necessary. The hedge depths will be increased on my land side as required to eliminate any clear lines of sights or views.
4. Evaluation as to current Permitted Development Rights availability and the exercising of such rights.
5. Selection process commenced for the identification and retention of an independent landscape assessment professional.
6. Initial contact with a limited number of other affected landowners
7. Review of additional crop planting and land usage

- options that provides maximum protection from any proposed policy.
8. Initial assessment of planning and development options within the current property curtilage.

Actions under consideration

At the meeting on 10th August, the committee did in fact acknowledge my concerns and requested that I defer any further and additional actions until the committee had undertaken further assessment of the proposed policy.

Based on that suggestion, I will await further clarification until the end of October 31st, 2017, following which I will need to progress with my own plans to gain the necessary local adoption, any local authority approvals and legal inputs should this be required.

I do hope that this provides you with a clear appreciation of our concerns and actions regarding the proposed policy. If, however, you require any further information or clarification, please do not hesitate to contact me.

Uffington and Baulking Neighbourhood Plan

CONSULTATION STATEMENT: APPENDIX 2

Advisors' and Developers' emails

January 2016 – April 2018

Note: References in the **Comments** column reflect the concepts and draft policies of the Plan at the time of the consultation event. References in the **Responses** column refer to the final NP report.

ADVISOR A

Date	Comment	Date of response	Response
1/8/17	<p><u>Valued Views:</u></p> <p>I am writing on behalf of my client, [names redacted] a resident of Uffington, with regard to the proposed "Valued Views" policy of the Neighbourhood Plan. The Valued Views map shows the views which are proposed to be protected under this policy. One of these views falls across my client's land at Dragon Hill. The said view is annotated "Woolstone Road east towards Dragon Hill". My client wishes to object most strongly to this being included within this policy and to the existence of the policy in general, which I will come to later.</p> <p>The view in question is nothing more than a gap in the existing hedge, which belongs to my client, across his paddock towards his 1970's bungalow (which during the consultation of previous planning applications has come under</p>	2/8/17	<p>The state of play regarding the Neighbourhood Plan Steering Group (NPSG) progress on landscape, valued views and green spaces, to which you referred in your email, is as follows:</p> <ul style="list-style-type: none">i. We have commissioned an independent Landscape Character Assessment, which will assess each parcel of land in the plan area for its suitability for development with respect to landscape considerations.ii. The map of the proposed 'Valued Views' is in the process of being revised as a result of comments made - these will include your own comments - and will also be informed by the LCA when that is completed in September.

Date	Comment	Date of response	Response
	<p>some criticism for its appearance). At its furthest there is a distant glimpsed view of the rear the Manor House, however, this is substantially obscured by the rear of the modern red brick infill "South Paddock House" which is hardly an architectural wonder. We are unable to see how this view contributes to the setting of the plan and warrants specific protection.</p> <p>I have advised my client that inclusion of this view in the policy, or perhaps the policy itself, would place an unnecessary control over his land which would constitute a breach of his Human Rights under Article 1 of 1st Protocol of the Human Rights Act 1998 (Protection of Property) (please see High Court / Court of Appeal Cases: Canary Wharf and Malster vs Ipswich).</p> <p>Coming back to the policy in general, it appears to be a back - door attempt at establishing a "Green Belt" around and through the village. As such it will be impossible for the plan to meet the Basic Conditions as it is clearly intended to restrict or frustrate any development beyond a point intended by the Local Plan and government guidance. I understand that "Local Green Space" designation has already been investigated by the steering group and also found to be unusable for that purpose.</p> <p>I would, therefore, like to request that either this view be removed from the policy or the policy be scrapped. If the steering group are not prepared to do this I have advised my client to commission his own Landscape Assessment of this view for submission to the Inspector and, in extremis, consider making a claim for Judicial Review. In the meantime, my client will contact other affected land owners with the suggestion that, again in extremis, a class action should be brought</p>		<p>iii. Designation of any local 'green spaces' has not yet been addressed in the plan development. These three topics are closely linked and we will consult the community again on proposed policies once they have matured and before we form our final conclusions and submit the draft plan for inspection.</p> <p>We would be happy to meet with you and your client if that would be helpful but would also encourage you both to engage in the community consultation events that have been taking place and are planned to continue through the plan development process. In the meantime, we will pass your email to our consultants, who are carrying out the LCA.</p> <p>We also refer you to our web site which is designed to keep the community up-to-date about progress on the Neighbourhood Plan: www.ubwnp.net</p> <p>(See also meeting held on 16 August 2018 referenced in Appendix 8)</p>

Date	Comment	Date of response	Response
	<p>against the Neighbourhood Plan.</p> <p>I have advised my client to plant some Cypress trees to fill to gap in the hedge, blocking the said view.</p> <p>Please could you advise me of the Steering Group's response. I would also like to be added to any Neighbourhood Plan news email group so as to keep abreast of matters which may affect my client's property. I understand that a Landscape Assessment is currently underway. I would like to request that this email be passed to the landscape assessor, whom I assume is a Landscape Architect? I would also like confirmation that this has been done.</p>		

ADVISOR A

Date	Comment	Date	Response
7/2/2018	<p><u>REQUEST UNDER THE FREEDOM OF INFORMATION ACT</u></p> <p>1. It is with great regret that I make this request to Uffington and Baulking Neighbourhood Plan Steering Group. The request is made as the information which I requested informally has been refused this morning.</p> <p>2. I emailed the Chairman Rob Hart on 16th and 17th December 2017 raising concerns as to the methodology which was used to determine the classification if sites within the Landscape Capacity Assessment, in particular Table 8 of the LCS. I have further suggested that the methodology has been unfairly weighted and requested justification for of that methodology. Since then we have exchange many further</p>	13/2/2018	<p>In response to your freedom of information request, I attach all correspondence between myself and Neil Davidson of Lepus Consulting regarding your questioning of their scoring matrix used to determine landscape capacity of the land parcels in the Uffington and Baulking Neighbourhood Plan area. Following the first email trail, there was a telephone call requesting they provide more detail. The subsequent email trail resulted directly from that single telephone call.</p> <p>I will record the following in our Consultation Statement in response to your engagement. I believe the matter is now closed.</p> <p>Topic: Raised objection and requested information</p>

Date	Comment	Date	Response
	<p>emails on the subject.</p> <p>3. I understand that the Chairman contacted the consultants to request such justification and has received some responses although I further understand that he has requested further information from them.</p> <p>4. I would like to request, under the Freedom of Information Act, copies of all the correspondence exchanged so far between UBNP or its Officers / Steering Group Members on the matter raised in my emails to the Chairman, Rob Hart, dated 16th and 17th December 2017</p>		<p>under Freedom of Information Act challenging LCS Landscape Capacity scoring matrix. Objected to the use of a 5x5 scoring grid with narrow bands of medium down the leading diagonal, flanked by narrow bands of med/high and med/low, flanked by broader bands of low and high as they believed it adversely affected the assessment of their land and felt it was an encroachment of their human rights.</p> <p>Response: Lepus Consulting engaged to question the use and construct of the 5x5 grid employed in their assessment methodology. They provided reference to 'Natural England's Landscape Character Assessment Guidance for England and Scotland - Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity', which provides the guidance recommending the use of a 5x5 scoring matrix and previous examples accepted by the South Oxfordshire District Council and Wycombe District Council regarding the construct of the scoring within the matrix. No change to the LCS undertaken. However, as part of the engagement with Lepus Consulting, prompted by this public engagement, the NPSG will consider including a policy regarding the need for an independent LVIA to be conducted on each potential planning application.</p>

ADVISOR A

Date	Comment	Date	Response
1/3/18	<p>Ref: The Landscape Capacity Assessment (LCS)</p> <p>I received an email dated 13th February 2018 from Rob Hart containing a response from your Landscape Consultants regarding the concerns I raised about the methodology used in the LCS in my emails dated 16th December 2017 and after to Rob Hart (all are attached and should be read prior to this representation).</p> <p>I am making this formal representation on behalf of [my clients] who are unhappy with the Consultants response and continue to feel that the LCS is and related policy are in need of amendment. The reasons are as follows, I will elaborate on each in turn. There is another point of objection which I will deal with at the end of this letter.</p> <p>Reasons:</p> <ol style="list-style-type: none"> 1. The methodology of the LCS, in particular Table 8, is weighted in favour of finding sites to be of "Low Capacity". 2. The LCS is a strategic "high level" study, however, it has been carried out at a site specific "low level". <p>Policy L1 (Landscape) is informed by the LCS, in particular Table 9, at an application site specific level, creating a situation of predetermination of the normal planning process.</p> <ol style="list-style-type: none"> 3. The suggestion made by the authors of the LCS that a Landscape and Visual Impact Assessment should be submitted with any proposal for development, which was understood from the Consultation Response to be under consideration by the UBNP Steering Group, creates an 	18/3/18	<p>Thank you for your communication with the Uffington and Baulking Neighbourhood Plan Steering Group, regarding the methodology used by the consultants employed to conduct an LCS on the plan area. We discussed the objection you raised at the most recent Steering Group meeting on 8 March 18, having previously sought advice from the Vale of White Horse District Council. In response, as you know, we will record this and your previous correspondence in our draft Communication Statement, including the investigation we have done to ensure the methodology used by Lepus Consulting is a recognised approach. You will be aware that there is further opportunity through the remaining plan making process to submit formal comments (both through Pre-Submission and Submission). Once submitted, if the Examiner has any concerns/queries on your objection, or indeed your previous correspondence, he/she may seek clarification from you. We will also ensure Lepus Consulting are able to assist in the examination process in case any detailed matters are raised. Thank you again for your engagement.</p> <p>(See also meeting held on 16 August 2018 referenced in Appendix 8)</p>

Date	Comment	Date	Response
	<p>unreasonable burden on applicants.</p> <p>Reason 1</p> <p>As set out in the emails, it is felt that Table 8 of the LCS has been weighted in favour of the extremes of high and low, which in reality has caused many sites to be determined of “Low Capacity” and coloured red when they should be of a level higher.</p> <p>The explanation for this from your consultants is not accepted. They state there is “no method for determining landscape capacity that is purely quantitative”. Whilst we accept this to a degree, we still wonder why Table 8 is not consistent with Table 5, and why no explanation for the difference has been given. Their responses appear to suggest that the construction of the the coloured bands of Table 8 are simply a matter of their own judgement. No further justification is given, other than it being how they have seen it done before in other documents which they referenced. Mr Hart acknowledges the extremes of Table 8 are prevalent in his email to the consultants dated 8th January 2018.</p> <p>Policy L1 seeks to place an additional restriction to development over all the land in the plan area. The land in question is all in private ownership and thus the owners enjoy the protection of Article 1 of the 1st Protocol of the the Human Rights Act 1998. Further, the right for an individual to develop their land (within the boundaries of planning law and policy) passed into case law in the <i>Malster</i> and <i>Canary Wharf</i> High Court cases. Thus, to achieve the intended restriction Policy L1 must be examined against this legislation.</p> <p>The UBNP has chosen to appoint consultants to carry out assessment of the said land to inform the plan of the</p>		

Date	Comment	Date	Response
	<p>restrictions that will be created. This action is not questioned. What is questioned, however, is the assessment being unreasonable weighted in favour of restricting development. This weighing unreasonably interferes with the property rights of the individuals whom own the assessed land and is, therefore, unlawful.</p> <p>Mr Hart suggested to your consultants in his email dated 8th January 2018 that the weighting could be appropriate due to the sensitivity of the area (his perception). This is not accepted, nor was it confirmed by the consultants. The property rights of the landowners remain. The perceived sensitivity of the area by local individuals does not permit the unreasonable interference with private property rights which the weighting of Table 8 creates.</p> <p>The Consultants justification for their methodology, which appears to be no more than referencing other peoples work, is not accepted. The example references given are broad documents which assess much wider areas of land at a much higher level, as opposed to this situation, where assessment has been much more site specific.</p> <p>Reason 2</p> <p>The LCS describes itself as “<i>an evidence document prepared at a high level with limited ground-truthing to review and confirm parcels that were less clearly definable from a desktop study alone</i>”. The authors further state in their email dated 8th January 2018: “<i>Impact assessment at the strategic scale is inherently high level and subject to critical review because there is inevitably some degree of judgement required</i>.”. Despite this the assessment has been carried out at a site specific low level, some sites being smaller than 1 acre, quite the opposite of the example studies which the</p>		

Date	Comment	Date	Response
	<p>Consultants reference.</p> <p>The outcomes of this high-level assessment, in particular Table 9 and the LCS maps, then inform the low level, development proposal specific, Policy L1. This in effect creates a situation which is pre-determinative to the normal planning process. The Local Authority when determining an application on a specific site in the plan area (or the Parish Council upon their statutory consultation) would be faced with starting point as laid out in the wording of Table 9, which is extremely restrictive.</p> <p>This has the effect of creating a “green belt by the back door”, or perhaps with reference to the LCS maps a “Red Belt”!</p> <p>Paragraph 16 of the NPPF requires that neighbour plans should “<i>support local development</i>”. As written at present, Policy L1 fails to do this as it would cause almost all development proposals to fail.</p> <p>This point is acknowledged both within the LCS and in the emails from the consultants. They state: “<i>The findings of this report can be used by the NDP team to help inform planning policy. Any proposals in the plan area for new development should not rely on the capacity study report alone and instead should be accompanied by a suitable form of landscape appraisal such as that advocated in the Guidelines for Landscape and Visual Impact Assessment (3rd edition, 2013).</i>” and “<i>The LCS report is not a singularly deterministic tool and refers to the need for a Landscape and Visual Impact Assessment (LVIA) to help inform land use planning decisions alongside the LCS. The LCS is a useful tool but does have limitations such as those cited above concerning the strategic nature of the exercise.</i>”</p> <p>In fact, Policy L1 relies directly on Table 9 of the LCS. The</p>		

Date	Comment	Date	Response
	<p>exact opposite of the directions of the LCS authors. It must be questioned whether or not the UBNP have commissioned the correct study. In light of the NPPF requirement to support development, perhaps a Landscape Character Assessment would have been more suitable. This would have allowed NP policy to steer the character of any development as opposed to restricting development, which as written, Policy L1 does.</p> <p>Reason 3</p> <p>The consultants have suggested both within the LCS and in their emails that any development proposals should be accompanied by an LVIA, this matter is understood to be under consideration by the UBNP Steering Group.</p> <p>The cost of Landscape and Visual Impact Assessments varies greatly depending on the site specifics and the chosen consultant, at an absolute minimum cost of £1500 for a concise or abridged assessment. Costs of up to £15,000 are not uncommon. This cost would in effect be added to that of any standard planning application.</p> <p>There is no planning law or policy which would support this and as above, this would fail the NPPF paragraph 16 requirement to support development. Quite simply, an increase in planning costs of at least £1500 is a restriction to development.</p> <p>Perhaps the suggestion could be redirected, requiring either the Parish Council or the VWHDC to commission an independent LVIA for each planning application submitted. I feel, however, this idea would be as unwelcome as the applicant being required to do so.</p> <p>Other Matters</p> <p>The term “setting of the AONB” is widely used within the LCS methodology table for determining site classifications. The</p>		

Date	Comment	Date	Response
	<p>AONB was designated during in 1974. It is felt likely that at that time, the persons responsible almost certainly carried out assessments to define exactly where the AONB would be delineated.</p> <p>They chose the line to be the B4507, known locally as the top road. They chose not to include the Parishes of Uffington and Baulking, or any other Downland Parishes, despite almost certainly having local knowledge of them and the wider Vale of the White Horse.</p> <p>It is accepted that areas directly adjacent to the AONB might be found to be within its setting, and that some major planning applications, for instance wind pumps, will affect the AONB.</p> <p>However, it is felt that the designation “setting of the AONB” has been far too widely used within the LCS, with the effect of unreasonable pushing sites toward the “Low” end of the determination tables.</p> <p>The edge of Uffington is some 1.1miles for the B4507. From that point, and from White Horse Hill, St Mary’s Church is a dot on the Landscape and many of the “setting of the AONB” sites are simply too far away to be notable.</p> <p>It is, therefore, requested that this be reviewed.</p> <p>Conclusion</p> <p>For the reasons laid out above my clients wish to object to Policy L1 of the Uffington and Baulking Neighbourhood Plan and request that it be amended.</p> <p>The grounds of the objection are that, as currently written, the plan fails to accord with the requirements of NPPF paragraph 16 and unreasonably interferes with their Article 1 Property Rights.</p> <p>The plan, as written, is at risk of Judicial Review. Therefore, a formal hearing with the Inspector, when he is appointed, is</p>		

Date	Comment	Date	Response
	requested and will be requested directly.		

Uffington and Baulking Neighbourhood Plan

CONSULTATION STATEMENT: APPENDIX 3

Resident's Comments on 6-week Pre-Submission Plan

Note: References in the **Comments** column reflect the concepts and draft policies of the Plan at the time of the consultation event. References in the **Responses** column refer to the final NP report.

NFA = No Further action required

Please note that this appendix starts at 'RESIDENT F' to follow on from 'RESIDENT E' in Appendix 1

RESIDENT F

Date	Comment	Date	Response
8/5/18	Via shop Thank you for the Executive Summary of the draft NP. Thank you all so very much for the huge amount of work, and for your expertise. I am totally happy with the Plan, understanding the housing needs. I was pleased to see Housing H1: "housing suitable for older people". Affordable housing must be <u>realistically</u> affordable – as it is vital that the diversity of this exceptional village is maintained.		See 4.7.4 and Policy H1

RESIDENT G

5/18	Via shop 1. The following are needed in Uffington village: <ul style="list-style-type: none">• public toilets• salt bins• speed limit enforced		Not NP points Passed to PC for info/action
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Date	Comment	Date	Response
	<ul style="list-style-type: none"> • 2 defibrillators, one at the Fox & Hounds, another at the village hall so both sections of the village would benefit <p>2. Parking by pub customers in front of bungalow at 1 Patricks Orchard is a problem and happens even when pub car park is not full.</p> <p>3. There has been an old Land Rover parked in the lower car park in Patricks Orchard for well over 10 years and it has never been moved.</p> <p>4. As for housing, I think more housing for OAPs is needed</p>		Policy H1 covers housing for older people

RESIDENT H

20/05/18	<p>Comment at Farmers Market</p> <p>We do not think any more houses are needed in Uffington village, based on the following evidence: only one house of the 35 available in the new estate of Jacks Meadow was acquired by an existing resident of Uffington.</p>		NFA – HNA (19) stands.
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RESIDENT I

14/05/18	<p>Via email</p> <p>Regarding the Neighbourhood Plan.</p> <p>The whole purpose of David Cameron's "pushing" democracy down to the general population, is in serious danger of being ignored by the local authorities, as they have provided advice to the parish council that is clearly intended to be wholly in their interest. The excellent work carried out by your committees in formulating the Neighbourhood Plan, is primarily to exercise control over the number; style; and location of future building developments in the village. By including the words "at least 19" is a complete negation of that purpose. We must ignore the advice of the County/District councils, and use a more limiting choice of words, such as "in the region of" or "approximately". if the plan is put forward unchanged in this critical respect, [my wife] and I will have no option but to vote against the plan in the upcoming referendum, notwithstanding the realisation that we would then be left defenceless. But in itself is no different from "at least", which is so open ended as to offer no defence at all.</p>		Change wording in H1 to 'In the region of 19 in the parishes of Uffington and Baulking'
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Date	Comment	Date	Response
RESIDENT J			
23/05/18	<p>Via email</p> <p>The debate around the “at least 19 dwellings”. In the policy the wording could be amended to “Plan period from 2018 to 2031 it is recommended that 19 new dwellings are required...”</p>		Covered by reworded policy H1
RESIDENT K			
29/05/18	<p>Via email</p> <ul style="list-style-type: none"> • Page 7 – Housing, reference H1: Much work has gone into assessing the number of houses which it is anticipated will be needed in the plan period. The phrase ‘at least 19’ conveys a message that the plan endorses open ended development. • Page 8 – Design, reference D2 : The map on page 25 suggests two fields as ‘Medium capacity’. An inspection of those sites will show that they afford views of the Ridgeway and WH Hill, and one of the two has a public footpath running across it, enhancing access to the views. The map tends to contradict D2. • Page 18 – Objectives, number 1.: It is possible, even likely, that a reasonable proportion of the existing population would regard the field fronting onto Station Road, Uffington, and immediately north of Fox Cover as the obvious site for modest additional housing. A logical assumption is that the design of existing housing even anticipated this possibility. As an aside, is it not possible that the infrastructure costs of a small development on the two fields referred to in our para 2, which is a fairly remote location, would be a deterrent to development (including the costs of responding to P.46, D5)? • Page 28 – Common Land. : The Green, Uffington is common land, as stated. Its value as a green space is much valued by villagers, particularly ‘old’ Uffington families (whose roots go back further than our own 30 years). Common land enjoys a significant measure of protection but why did the SG think it inappropriate to designate this and other sites as LGS without landowner agreement – assuming, as we do, that they share the 		<p>Covered by reworded policy H1</p> <p>NFA - LCS stands. Scoring within LCS includes footpath and views as factors.</p> <p>NFA – Objectives not to be changed at this stage. Plan to remain non-allocating</p> <p>NFA – points noted</p> <p>Text in section 3.7 has been expanded to cover protection from development on Common Land.</p> <p>Green Space allocation requires landowner consent in this NP</p>

Date	Comment	Date	Response
	<p>view that they should be preserved? The additional weight of the NP to the protection already afforded would be valuable, and support the efforts made by earlier residents of the Cottage on the Green, who we believe registered this particular common a number of years ago.</p> <ul style="list-style-type: none"> • Page 29 – Vale of the White Horse District Local Plan: The second bullet point seems to support the observation in our para 3 above and militate against the sites referred to in our para 2 (...development must be adjacent, or well related, to the existing built areas....). • Page 41 – Policy H2: Again, ‘B : Outside the built area of Uffington village’ and the thinking behind the map on page 25 seem to be at odds with each other, and presumably the map would carry weight with planners. • Page 55 - New arrivals to Uffington already experience the ridiculous situation of struggling to get school places. We are not affected by this, but the position seems more serious than the draft plan might suggest. • Transport services – It is optimistic to convey hopes of extending existing community services which rely on volunteers. There are a few younger volunteers, who are greatly appreciated, but generally the current minibus service depends on retirees and the prospects for finding replacements are discouraging. The recent influx of new residents has done nothing to help. 		<p>NFA – noted ('adjacent sites' applies only to smaller villages or allocating plans)</p> <p>Policy H2 modified</p> <p>Comment noted. Chair of Governors confirms that situation is dynamic. School has some places at present but not necessarily for ages required. See revised section 7.3</p>

RESIDENT L

6/06/18	<p>Via email</p> <p>Inevitably, our comments very much reflect those expressed in relation to earlier consultations (see email of 24th November 2017).</p> <p>5.7.1 Housing Needs Assessment.</p> <p>Careful and detailed listing of the number of dwellings already built set against the perceived need for Uffington and Baulking comes to the conclusion that 'a further 19 dwellings are proposed in the remainder of the period to 2031.' This seems reassuring. However, in the Executive Summary and Policy H1, this is stated as 'at least 19 new dwellings are required in the Plan area'. This a significant change in meaning to that outlined in 5.7.1. and runs counter to the originally declared</p>		Covered by reworded policy H1
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Date	Comment	Date	Response
	<p>objective of the Neighbourhood Planning process.</p> <p>Essentially, whilst this is presented as a non-allocating plan, future development is very clearly linked to the LCS which itself is biased in favour of development to the north of the village – even more specifically to the fields behind The Green/Lower Common. The reference to ‘at least 19 dwellings’, regardless of the wording in 5.1.7, presents the prospect of developer/landowner pressure for more extensive development in this location in the near or medium term.</p> <p>5.5 Historic Housing Development in Uffington.</p> <p>Figure 13: The Common Land status of The Green appears to have been misunderstood. In Figure 13 it is included in the area coloured blue to indicate it was part of the 1970’s development. The common land status of the Green was secured and documented many years before the limited housing development and, of course, ‘The Cottage on the Green’ was in existence decades before, therefore neither should be described/coloured as such. This is an error and needs to be corrected on the documentation.</p> <p>Figure 7: In 1970 ‘The Green’ was, and indeed should still be, a completely open common in the style of The Green in Baulking. In this connection, as the green spaces map to be incorporated within the Neighbourhood Plan will doubtless assume considerable significance in years to come, it should reflect ALL green spaces – whether newly designated or already in possession of designation. This could be done very simply by incorporating the relevant area of common land comprising ‘The Green’ in Figure 7 too and shading it in a different colour to distinguish it from the additional green spaces proposed.</p> <p>The plan continues to apply special restrictions to infill development within the so-called built area. Yet it applies no equivalent restrictions to development on land immediately adjacent to the built area nor even to ‘infill’ land that is effectively surrounded by built area.</p> <p>On a final point, given the age profile of Uffington and the number of larger houses than will likely become single occupancy in the coming years, it is disappointing not to see any specific reference to a modest Penstones-type development (Stanford in the Vale) that could free these up and possibly avoid new housing development.</p>		<p>NFA – LCS stands but note that (many) other factors considered in planning applications</p> <p>Map to be amended/corrected</p> <p>Map to be amended to include Common Land – but separately from LGS (which is a different designation)</p> <p>NFA – adjacent land excluded in accordance with Vale LPP1 policy</p> <p>NFA - this is generically covered in policy H1 by ‘homes for older people’ but is dependent on open market forces and site availability.</p>

Date	Comment	Date	Response
	<p>There are many details included in the Plan that are good to see included, such as the height of new dwellings, materials used, size of dwelling related to plot size etc. Uffington has become rather a hotchpotch of building styles and materials which detracts from the cohesion and attractiveness of our village and it is very encouraging that you and your committee have considered such aspects.</p>		NFA – already a variety of styles from over the years

RESIDENT M

9/06/18	<p>Via email</p> <p>I have 2 comments which both relate to Focus Group Area - Housing, Objective 1,2,4 and Policy Reference H1; <i>Over the remainder of the Plan period from 2018 to 2031, at least 19 new dwellings are required in the Plan area:</i></p> <p>a. The prefix of 'at least' before the figure 19. My understanding is that this was not the finding of the assessment work that was commissioned and it also leaves an open ended upper figure for housing, with no control, guide or suggestion given by the NP as to what that upper limit might be.</p> <p>b. The descriptor of 'required' relating to the new dwellings. Whilst the assessment might have suggested that 19 dwellings were required when combined with the terminology of 'at least' this puts a degree of imperative over more housing, ie more than 19 are required. The overall effect is to suggest that a range of between 19 and an infinite number of houses are essential in Uffington and Baulking, which I understand was not the finding of the assessment and therefore I imagine not the intention of the authors.</p> <p>I appreciate from the consultation meetings that legal advice (sponsored by the VOWH) is offered to groups drawing up NPs and that this advice suggested that a plan should not be restrictive in its wording, if it is the plan might be rejected? I suggest that the current wording takes this advice one step too far and rather than being more open, it is unbounded.</p>		<p>See revised policy H1</p> <p>See revised policy H1</p> <p>All points covered by reworded policy H1</p>
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Date	Comment	Date	Response
	<p>I suggest, and I am sure you have considered, that there is a middle ground. You will come up with the language of course and I am sure others have suggested wording including 'in the region of/around/approximately 19 new dwellings', and so on. With this tighter language over the numerical aspect, the term 'required' is more palatable, but perhaps desired or necessary softens it further?</p> <p>I appreciate that there is a risk that this wording may be viewed by VOWHDC as restrictive and the villages (and Steering Group) would need to go through another consultation and appeal type process. My opinion is that on balance it is worth taking that chance; there is nothing to lose at this stage. I suggest however that something like <i>Over the remainder of the Plan period from 2018 to 2031, in the region of 19 new dwellings are desired in the Plan area</i>, is not restrictive but loosely bounded?</p> <p>Ultimately of course words mean things.</p>		NFA – 'required' retained as in HNA

RESIDENT N

6/06/18	<p>Via shop</p> <p>1. There needs to be a limit regarding the extent of build, in order to maintain the cohesion and character of the village.</p> <p>2. As regards building plots, the sight line towards White Horse hill and the Ridgeway should be kept clear, as it is now. Possible plots could be near the Westminster bridge/Woolstone Road area. Any building should be in groups, not strung along the roadsides.</p> <p>Having seen the roads flooded, the stream which runs around the village would also need to be kept clear. I have seen children with canoes in two places which were flooded, near the Police House towards Woolstone Road and near the museum, down towards Fernham Road.</p> <p>As regards Baulking, any build would ruin the tranquillity of the village. Anything built would need to be almost hidden in order to retain that peaceful green space.</p>		<p>Covered by reworded policy H1</p> <p>NFA – factored into LCS</p> <p>NFA – ribbon development covered – to be resisted</p> <p>NFA – Flooding policy S2 and Ref Doc L</p> <p>Noted</p>
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Date	Comment	Date	Response
	<p>If industrial building is needed I would suggest that the area at the back of the old Station Hotel, which already contains, I believe, car repair works.</p> <p>3. Seeing the number of children in the school, it must fast be growing short of space, prompting the question where and how can it be enlarged. As students progress to attend KA's at Wantage, followed by 'Uni' or apprenticeships, it poses further problems with transport. With all the cars now parked along the streets, the question is why can't we have a bus service back. A regular reliable service will become a necessity. The number of cars parked on the roadside leaves little room for emergency services vehicle access, which must be taken into consideration.</p> <p>4. Any build needs to be of similar style and character to that which already exists.</p>		<p>Chair of Governors stated that situation is dynamic. School has some places at present but not necessarily for ages required.</p> <p>NFA – Bus service unlikely to be reinstated because county subsidy unlikely to be reintroduced.</p> <p>NFA – covered by Design policies</p>

RESIDENT O

13/06/18	<p>Via email</p> <p>We comment as follows on the draft plan on which views are canvassed. First, we commend the group on the thoroughness of its work and thank the participants for undertaking this project, both to enhance and protect the village. We know many hours have been spent on the work. Whilst we agree with much of the content, there are 3 points which concern us and which we feel are at risk of negating the objective of helping provide some protection against random housing development. We hope the group may consider these and take them into account in further drafts.</p> <ul style="list-style-type: none"> The plan identifies a need for 19 new houses over the plan life, beyond those already built; however, the wording of the executive summary and plan refers to AT LEAST 19 dwellings being required. We note that from para 5.7.3 that the VWHDC does not allow a maximum cap to be applied in plans but we feel that the current wording simply plays into the hands of interested landowners and developers. It offers no protection at all against a future "Gladman-style" application. Whilst we recognise that the plan may be over-ridden by the VWHDC, we should not make it easy for them to do 		NFA - Covered by reworded policy H1
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Date	Comment	Date	Response
	<p>so. We ask that an alternative form of words be found to make quite clear that our plan is specifically for 19 dwellings. Any build number beyond that would be against the perceived needs and wishes of the community.</p> <ul style="list-style-type: none"> • We note that the triangular paddock on Fawler Road adjoining Craven Common is designated as “medium/low suitability” for development. We think this is unwise as it will invite application for development. Previous applications have been refused on grounds which include the impact on the view from the White Horse Hill. The plan is at pains to protect the quality of the environment, particularly on the south side of the village and the inclusion of this plot undermines your efforts in that respect. We believe that, if development of this plot were allowed, it would make easier any subsequent application to develop the field which borders Upper Common Lane, development which would entirely negate the objective of the plan. • We are surprised at the proposed designation as “medium suitable for development” of land north of Lower Common Lane. We believe that the building of any significant number of houses here would present significant problems of access and an element of congestion around the entrance to the Green, opposite the shop. We would have thought a much more obvious site for development would have been the field on the north side of Station Road behind the recent Jack’s Lea development, which would provide direct access to Station Road with minimum intrusion on the rest of the village. The site is already screened by trees to provide privacy. <p>We ask that these points be taken into account when modifications to the plan are considered, so that we support it.</p>		<p>NFA – LCS stands</p> <p>NFA – LCS stands but note that (many) other factors considered in planning applications</p>

RESIDENT P

24/6/18	<p>Via email Baulking Resident.</p> <p>Public consultation meetings have been well attended by Baulking residents in a genuine belief that Baulking villagers may have their views favourably considered and hopefully inputted into future planning applications - see overwhelming support for new housing in Baulking Housing Needs Survey.</p>		<p>NFA - The decision to include a Baulking Only Housing Policy, H3, seeks to address the highlighted concerns and endorses the responses to the initial CLP, and the NP</p>
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Date	Comment	Date	Response
	<p>Baulking is a unique village, with a very strong community spirit - this being the very reason that many of us wish to move out of our large family homes into smaller houses which do not exist within Baulking. The village is slowly dying - our children cannot afford to return, and their parents are 'house locked'. Planning Officers need to be aware that some people are 'country' people, have been all their lives, and would be very unhappy to live anywhere else but in a rural area.</p> <p>The Landscape Survey shows two 'medium' sites within Baulking parish, so please look closely at these regarding new house builds, alongside the evidence and support for needing new builds within the Plan relating to Baulking (although not the same views regarding housing in Uffington and originally Woolstone)</p> <p>Finally, my husband and I have supported the Neighbourhood Plan, helping and commenting when opportune, so please do not let this Neighbourhood Plan be seen as 'an illusion of democracy' but a realistic, genuine, democratic Plan.</p>		<p>Housing Needs Survey/Assessment and LCS.</p> <p>NFA – noted but NP to remain non-allocating</p>

RESIDENT Q

24/6/18	<p>Via email My comment relates to this paragraph:</p> <p>"Over the remainder of the Plan period from 2018 to 2031, at least 19 new dwellings are required in the Plan area. Development proposals that provide a range of housing types will be permitted, particularly where the dwelling mix provides for:</p> <ol style="list-style-type: none"> 1. Affordable housing 2. Housing suitable for young people/families 3. Housing suitable for older people <p>There will be a strong preference for developments that provide primarily for smaller dwellings."</p> <p>First, I think the phrase "at least 19 new dwellings will be required" should read "the evidence suggests that 19 new dwellings will be required". I cannot see the evidence for suggesting that more than 19 will be required. Second, I think "will be permitted" should change to "will be preferred". Using the</p>		
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Date	Comment	Date	Response
	<p>word permitted implies too strongly that developments that are referred to will be allowed.</p> <p>Third, I think "strong preference" should change to just "preference". I can understand the desire to prefer developments that provide primarily for smaller dwellings; but bigger houses don't always mean a lot more expensive houses and there can be large families as well as small.</p>		NFA - Covered by reworded policy H1

RESIDENT R

5/6/18	<p>Via email</p> <p>Having now read all 61 pages of the Uffington & Baulking Neighbourhood Development Plan 2011-2031, I just wish to comment as below.</p> <p>I am in support of the plan in general however as an owner of a large house currently in the village of Baulking I do believe there is a need for some smaller properties, (up to 4 bedroom) being built in the village to allow either young people to get on the housing ladder, people who want to downsize and stay in the village and free up the current larger housing for younger families to keep the village alive, so to speak, or build the smaller properties to encourage new families/singles/couples to live in the village of Baulking.</p> <p>Other than that, the plan is excellent.</p>		<p>Noted.</p> <p>NFA - the specific point about Baulking housing is addressed through Policy H3, and the mix of housing types is addressed in policy H1 of the UB-NP.</p>
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Uffington and Baulking Neighbourhood Plan

CONSULTATION STATEMENT: APPENDIX 4

Developers/Agents' Comments on 6-week Pre-Submission Plan

NFA = No Further action required

Note: References in the **Comments** column reflect the concepts and draft policies of the Plan at the time of the consultation event. References in the **Responses** column refer to the final NP report.

ADVISOR A

Date	Comment	Date	Response
26Jun18	<p>Extract from letter:</p> <p>I wrote to you on behalf of [names redacted] on 1st March 2018. This formal consultation response broadly covers the same points as that representation. There is an additional point. You responded via email from Rob Hart on 18/03/18 to that representation however my clients remain unsatisfied with the response. Mr Hart's email failed to address any of the points raised. It served only to acknowledge the representation. The previous responses from Lepus Consulting served more as professional disclaimers than answers to the points raised. I note Mr Hart's email states that advice has been sought from the VWHDC on the matter. My clients contacted the VWHDC regarding the advice given. We understand that the VWHDC did not comment on the points raised, advising you only that as you had answered the query, my clients would have to make further submission if they remained unhappy. My clients feel that the Steering group has not fully appreciated the points that were raised. As such no amendment has been made to the UBNP, which my clients request.</p>		Noted

Date	Details	Date	Response
	<p>My clients continue to feel that the Landscape Capacity Study and the policies which follow from it, policies L1 and L2, are in need of amendment. The reasons are set out below, I will elaborate on each in turn.</p> <p>Further, my clients are unhappy with the overuse of the term “setting of the AONB” and feel that the Local Green Space designation is without grounds.</p> <p>Reasons:</p> <ol style="list-style-type: none"> 1. The methodology of the LCS, in particular Table 8, is weighted in favour of finding sites to be of “Low Capacity”. 2. The LCS is a strategic “high level” study, however, it has been carried out at a site specific “low level”. Policy L1 (Landscape) is informed by the LCS, in particular Table 9, at an application site specific level, creating a situation of predetermination of the normal planning process. 3. Policy L2, which requires a Landscape and Visual Impact Assessment to be submitted with any development proposals within the LCS coloured area is not supported by any local or national policy and creates an unreasonable burden on applicants. 4. The term “setting of the AONB” is widely used within the LCS methodology table for determining site classifications. The AONB was designated during in 1974. It is felt likely that at that time, the persons responsible almost certainly carried out assessments to define exactly where the AONB would be delineated. They chose the line to be the B4507, known locally as the top road. They chose not to include the Parishes of Uffington and Baulking, or any other Downland Parishes, despite almost certainly having local knowledge of them and the wider Vale of the White Horse. It is accepted that areas directly adjacent to the AONB might be found to be within its setting, and that some major planning applications, for instance wind pumps, will affect the AONB. However, it is felt that the designation “setting of the AONB” has been far too widely used within the LCS, with the effect of unreasonable pushing sites toward the “Low” end of the capacity determination tables. The edge of Uffington is some 1.1miles for 		<p>NFA - The Landscape Capacity Study (LCS) and the Housing Needs Assessment (HNA) were commissioned from external, independent, consultants and accepted by the SG as such. They cannot now be changed. (see meeting held 16.8.18 reported in Appendix 8.)</p> <p>Following meeting on 16.8.18 (see Appendix 8) SG made change to policy L2 regarding LVIA requirement</p> <p>NFA – SG does not agree with this analysis of AONB setting and the visibility of the church and/or potential development from the escarpment. LCS to stand (see above)</p>

Date	Details	Date	Response
	<p>the B4507. From that point, and from White Horse Hill, St Mary's Church is a dot on the Landscape and many of the "setting of the AONB" sites are simply too far away to be notable. In particular the sites owned by my clients. It is, therefore, requested that this be reviewed.</p> <p>5. Local Green Space. The UBNP designates 4 sites as Local Green Space (LGS). The evidence base provides reasons why the Jubilee Field may be considered local in character (specific planting of trees in 1992 etc) as required by the NPPF. However, for the other 3 sites the evidence base provides only a description of the sites. There is no evidence for these sites. They do not meet the criteria for begin designated as LGS.</p>		NFA. SG is satisfied with its application of Local Green Space criteria.

ADVISOR B

06Jun18	<p>Extract from letter:</p> <p>On behalf of Redcliffe Homes Ltd I would make the following comments on the Plan. I hope these comments will enable you to include land to the north of Fawler Road and to the east of Station Road, Uffington, SN7 7SL (the Site) as a housing allocation to meet identified local housing needs for market and affordable housing.</p> <p>Main points:</p> <ul style="list-style-type: none"> • Meets the required 19 dwellings in an explicit way • Does not believe that the 19 can be met (from infill) without going outside the built area. • Includes affordable homes • Generate CIL to be used for the benefit of all residents 		<p>NFA – SG confirmed NP to be non-allocating. There is also a desire not to allocate the whole of the recommended 19 dwellings to a single site.</p> <p>The NPSG noted in this submission several constructive points and corrections. These have been addressed.</p>
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Date	Details	Date	Response
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ADVISOR C

10Jun18	<p>Extract from letter:</p> <p>On behalf of [name redacted] I would make the following comments on the Plan. I hope these comments will enable you to remove the references to the Uffington Trading Estate (UTE) from the Plan, or reword the relevant passages to remove reference to the UTE.</p> <p>As a result of the planning history, continuing objections made and restrictions placed on the UTE the development of the site has not progressed apace with the planning permissions that have been achieved. Whilst this may well have something to do with the location of the UTE, and its origins as a tip which can be a costly consideration in building on the site, it is understood that in any event no employee at the UTE resides in the Plan area.</p>		<p>NFA – references to be retained. UTE is the key site for any industrial activity in the Plan area and underpins policy EE1. The SG is somewhat surprised to receive this request when it had sought to promote the site – albeit within necessary traffic and environmental constraints.</p>
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ADVISOR D

12Jun18	<p>Extract from letter:</p> <p>On behalf of South West Strategic Developments (SWSD) and the landowners of land east of Fernham Road, Grass Roots Planning have been instructed to prepare representations to the Uffington and Baulking Neighbourhood Plan (NP) to promote our clients' land for allocation.</p> <p>Main reasons given are that the 20 homes proposed would:</p> <ul style="list-style-type: none"> • Include 7 affordable homes, be a mix of 2, 3, and 4 bedroom houses and bungalows as recommended by the HNA • Provide more open space • Provide new footpath access for residents to the centre of the village • Generate increased footfall for local businesses • Provide parking for the Uffington allotments • Generate CIL to be used for the benefit of all residents 		<p>NFA . SG confirms NP to be non-allocating. There is also a desire not to allocate the whole of the recommended 19 dwellings to a single site.</p>
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Uffington and Baulking Neighbourhood Plan

CONSULTATION STATEMENT: APPENDIX 5

External Bodies' Comments on 6-week Pre-Submission Plan

Note: References in the **Comments** column reflect the concepts and draft policies of the Plan at the time of the consultation event. References in the **Responses** column refer to the final NP report.

NFA = No Further action required

Date	Organisation	Comments	Response
26Jun18	Oxfordshire County Council	<p>We have reviewed the draft Uffington and Baulking neighbourhood plan and note that no allocations are proposed. You have undertaken your own housing needs assessment and identified a need for 19 additional dwellings to 2031, which you envisage coming forward in accordance with policies drafted. The County Council has no objections to this.</p> <p>Heritage – Archaeology</p> <p>The draft plan does not contain any reference to the historic environment beyond Conservation Areas, Listed Buildings and Scheduled Monuments. We would strongly urge that the historic environment is considered and given due regard within the plan. We would suggest a policy on the following lines.</p> <p>Policy HE – The Historic Environment: The parish's designated historic heritage assets and their settings, both above and below ground including listed buildings, scheduled monuments and conservation areas will be conserved and enhanced for their historic significance and their important contribution to local distinctiveness, character and sense of place.</p> <p>Proposals for development that affect non-designated historic assets will be considered taking account of the scale of any harm or loss and the significance of the heritage asset as set out in the National Planning Policy Framework (NPPF 2012).</p>	<p>Noted</p> <p>Included within text of section 4.8.6 together with reference to national and Local plan policies</p> <p>Non-designated assets included within section 4.8.6 and policy H4</p>

Date	Organisation	Comments	Response
		<p>Minerals</p> <p>The paragraph on Fuller's Earth (4.2.4 – 2) should be updated as follows:</p> <p>"2. Fuller's earth: around Baulking there are nationally important deposits of Fuller's Earth, a highly absorbent clay used in a range of products. A major extraction operation to the east of the village began in the 1970s but this deposit of Fuller's earth has now been fully exploited and, since 2012, the site has been restored with woodland planting and a large body of water. It is anticipated that Fuller's earth resources in the wider Baulking-Uffington-Fernham area will be safeguarded in the adopted Oxfordshire Minerals and Waste Local Plan Part 2 1 – Core Strategy (policy M8), when it is published September 2017."</p> <p>Footnote 18 should be updated, as follows:</p> <p>"Oxfordshire Minerals and Waste Local Plan: Part 1 – Core Strategy published adopted 12th September 2017. Part 2 (Site Allocations) out for consultation Feb/Mar 2018 in preparation; adoption expected November 2020."</p> <p>Car Parking</p> <p>Policy S2A in section 8.7 states:</p> <p>"All new developments must provide sufficient off-road car parking, integrated into the landscape".</p> <p>Parking provision will need to be in compliance with Oxfordshire County Council's Residential Road Design Guide.</p>	Text and footnotes in section 3.2.4 updated to reflect this advice
22Jun18	Historic England	<p>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.</p>	This advice and references now incorporated in policy S3 Noted

Date	Organisation	Comments	Response
		<p>We welcome the brief description of the historical development of Uffington and Baulking in sub-sections 2.4 and 5.6. However, we would welcome a slightly fuller description, particularly given the very rich archaeological interest of Uffington parish, perhaps with reference to the Oxfordshire Historic Environment Record and Historic Landscape Character Assessment (to which we return below).</p> <p>We note from paragraph 3.7 that protection of heritage has been identified as a land use planning issue. 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 listed secular buildings outside London. Has a survey of the condition of grade II buildings in the Plan area been undertaken?</p> <p>Has there been any or is there any ongoing loss of character, particularly within the Conservation Areas, through inappropriate development, inappropriate alterations to properties under permitted development rights, loss of vegetation, insensitive streetworks etc?</p> <p>We welcome the reference to protecting heritage assets in the Vision, although we would prefer “conserved and enhanced” as being a little more positive and proactive.</p> <p>We also welcome Objective 3, but we suggest that it either be “<i>to conserve and enhance the built and historic environment of our parishes</i>” or, preferably, that there be an additional objective: “<i>To conserve and enhance the historic environment of our parishes and the significance and special interest of the heritage assets therein, both designated and non-designated</i>”. Not all historic features are built, and the National Planning Policy Framework refers to both, with a specific definition of the historic environment, so the terms “<i>built environment</i>” and “<i>historic environment</i>” are not interchangeable.</p> <p>We note that the list of evidence in paragraph 3.10 is not intended to be complete, but we would hope that the National Heritage List for England, the</p>	<p>Noted. See below</p> <p>Comment added in section 4.4 including ref to museum repairs</p> <p>Comment added in section 5.2.1</p> <p>NFA. No changes to Vision or Objectives should be made at this stage</p> <p>Main text wording amended to reflect these points where possible</p>

Date	Organisation	Comments	Response
		<p>Oxfordshire Historic Environment Record and the Oxfordshire Historic Landscape Character Assessment have all been used as evidence.</p> <p>We particularly welcome the production of the Characterisation Study as we consider 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.</p> <p>We also welcome sub-sections 4.2.2 and 4.2.3. Again, the Oxfordshire Historic Landscape Character Assessment could provide useful information. We welcome the identification of the five scheduled monuments in the Plan area in sub-section 4.3.</p> <p>Did the Landscape Capacity Study referenced in sub-section 4.4 include the historical significance – the “time-depth” - the landscape? Whilst we understand the intent of Policy L1, we suggest that, as a land use policy, it should explain the circumstances in which planning permission will be granted or refused. The National Planning Practice Guidance that <i>“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”</i>.</p> <p>We consider that, particularly given our comment above, it would be useful for the Plan to include a policy to protect important views, although it would need to be based on a clear understanding of what is important in the view and why it is important and be clear as to whether any loss of the view would be unacceptable or if a partial loss might be acceptable.</p> <p>We welcome the reference to heritage assets and historic landscape features in Policy L2, but heritage assets are more than landscape or visual receptors and understanding the impact on the significance of the assets (i.e. what is</p>	<p>This reference has been made</p> <p>Noted</p> <p>Policy L1 altered to clarify criteria for development approval in context of LCS table 3</p> <p>NFA. Treatment of ‘valued views’ which are enjoyed by the public has been debated fully in consultations. See text in section 3.5. for current position. Public views are specifically referenced in policy H4</p> <p>The requirement to carry out an historic impact assessment under certain conditions is now embedded in policy</p>

Date	Organisation	Comments	Response
		<p>important about them) and the appreciation of that significance is a specialism in its own right which may well require a separate historic impact assessment.</p> <p>We welcome sub-section 5.3 on the Conservation Areas in the Plan area but consider that it would also be helpful to say what their special interest (the reason for designation) is. We welcome the statement that the District Council intends to carry out a full appraisal of the Uffington Conservation Area in the near future with the assistance of the Parish Council; ideally this should be done before the next stage of the Plan is published in order to be able to inform that next stage.</p> <p>An appraisal for the Baulking Conservation Area would also be helpful – perhaps community volunteers could undertake this, using the experience gained assisting the District Council undertake the appraisal for Uffington? The appendix to this letter also contains links to some helpful toolkits and we would be pleased to offer further advice.</p> <p>We welcome sub-section 5.4 on the listed buildings in the Plan area. 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 Oxfordshire Historic Landscape Character Assessment been consulted, the former for non-scheduled archaeological sites, some of which may be of national importance?</p> <p>The National Planning Practice Guidance states “... <i>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</i>”.</p> <p>We welcome Policy H4, although we would like to see scheduled monuments included in policy H2C</p>	<p>H4B</p> <p>NFA. At the time of CA designations in the early 70s, an appraisal case is not recorded. Hence the intention to carry out a new appraisal in Uffington.</p> <p>Noted</p> <p>This suggestion regarding the value of non-designated assets has been taken up in the text (section 4.8.6) aiming also to clarify definitions in policy H4A</p> <p>Ref to scheduled monuments included in policy H2C</p>

Date	Organisation	Comments	Response
		<p>in addition to Conservation Areas and listed buildings. We would like to see requirements in Policy H5 for the change of use of redundant rural buildings to conserve and enhance significance, if listed or within the setting of a listed building or scheduled monument, and to retain features of architectural or historic significance.</p> <p>We welcome Policies D1 and D2 and sub-sections 6.2 and 6.3. as paragraph 58 of the National Planning Policy Framework states “<i>...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.</i>”</p> <p>We consider that the Vale Design Guide and Reference Documents B (Characterisation Study) and E (J. Cooper’s study of the character of houses in Uffington), provide the requisite “understanding and evaluation”.</p> <p>We welcome the consideration given to Conservation Areas in Policy D5 and to historical assets and their setting in Policy EE4.</p> <p>Finally, 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, or a survey of grade II listed buildings to see if any are at risk from neglect, decay or other threats.</p>	<p>Reference to historical aspects of buildings subject to change of use has been incorporated in H2B</p> <p>Noted</p>
15May18	Sport England	<p>It is essential that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 73 and 74. It is also important to be aware of Sport England’s statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England’s playing fields policy is set out in our Playing Fields Policy and Guidance document.</p>	<p>Sport England policy references included in section 3.8</p>

Date	Organisation	Comments	Response
25Jun18	Natural England	<p>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.</p> <p>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.</p> <p>In our review of the Uffington and Baulking Neighbourhood Plan we have a few comments to make:</p> <p>Objectives- We would like to remind you of your commitments to the environment as set out in the NPPF and also The Vale of White Horse Local Plan 2031. While the Local Plan covers environmental objectives and policies for the district, environmental objectives at the neighbourhood level are a good opportunity to define local priorities for biodiversity conservation and enhancement, and to think about identifying key habitats, species and opportunities to improve habitat connectivity and green infrastructure. Please consider including the example objectives below which can be tailored to the plan area:</p> <ul style="list-style-type: none"> ▪ To maintain and enhance biodiversity in the neighbourhood plan area, with a goal towards providing a net gain of biodiversity for all development proposals. ▪ To create, protect, enhance and manage green infrastructure and networks of biodiversity. ▪ To plan for biodiversity at a landscape-scale, and safeguard and enhance connectivity of local ecological networks. <p>Policies- Following on from the suggested environmental objectives, we suggest creating a new set of environmental policies. You could add “Environment” amongst the 5 other focus topic areas (Landscape & Heritage; Housing; Design; Economy & Employment; and Sustainability & Infrastructure). We have provided a list of suggestions to include in the policies and linked them to the relevant legislation for ease of reference:</p> <ul style="list-style-type: none"> ▪ Net gain of biodiversity: Please ensure that any development policy in your plan includes wording to ensure “all development results in a biodiversity 	<p>NFA on amendments to objectives as cannot be changed at this stage.</p> <p>Policies S1A and B added to strengthen and clarify biodiversity objectives where development takes place and emphasises opportunities for developing and improving wildlife corridors</p> <p>NFA. Focus groups now disbanded</p>

Date	Organisation	Comments	Response
		<p>net gain for the neighbourhood plan area". All development proposals should maintain and enhance existing on-site biodiversity assets, and provide for wildlife needs on site, where possible. Where appropriate, on-site enhancements such as new roosting features for bats or nesting features for birds should be incorporated into the fabric of development. Policies around Biodiversity Net Gain should propose the use of a biodiversity measure for development proposals. Examples of calculation methods are in Annex A. For further reference please see paragraph 109 of the NPPF, and Sect 40 of the Natural Environment and Rural Communities Act 2006 (NERC Act).</p> <ul style="list-style-type: none"> ▪ Green infrastructure (GI): Elements of GI such as open green space, wild green space, allotments, and green walls and roofs can all be used to create connected habitats suitable for species adaptation to climate change. Green infrastructure also provides multiple benefits for people including recreation, health and well-being, access to nature, opportunities for food growing, and resilience to climate change. Annex A provides examples of Green Infrastructure. Development proposals required to provide on-site green infrastructure must provide Green Infrastructure management plans, with proposals including funding for the long-term management of the assets. For further reference please see paragraph 114 of the NPPF. ▪ Connectivity: Building on what was touched upon in Policy D3 in the Plan, proposals for development should provide wildlife corridors that allow wildlife to move from one area of habitat to another. Where ecologically relevant, fences and walls are encouraged to incorporate features that allow dispersal of wildlife through areas of green space and gardens. We recommend keeping green space within villages and across developments in order to maintain connectivity of wider ecological networks. Green spaces in built-up areas also help the health and wellbeing of residents. For further reference please see paragraphs 113 and 117 of the NPPF. ▪ Brownfield land: We recommend mentioning favouring developing on brownfield sites over greenfield sites, provided the brownfield land is not of high environmental value. Removal of green space in favour of development may have serious impacts on biodiversity and connected habitat and therefore species ability to adapt to climate change. For further reference please see paragraphs 110 and 111 in the NPPF. 	<p>NFA. NP works within those National and Local policies which seek to maintain and enhance biodiversity assets. No obvious need for additional local NP policies</p> <p>NFA. Plan area is well provided with green space, ranging from the AONB and the downs, 4 allocated Local Green Spaces, the recreation ground and the sports field, allotments, Baulking Green, a generous network of footpaths and bridleways etc</p> <p>See policy S1B described above</p> <p>See policy EE2 re use of brownfield land for commercial use. Also policy H2B and section 4.8.4 re use of brownfield land for housing</p>

Date	Organisation	Comments	Response
		<ul style="list-style-type: none"> ▪ Priority habitats and species: Planning policies should promote the preservation, restoration and re-creation of priority habitats, and promote the recovery of priority species populations. Please consult Annex A for guidance on how to find priority species and habitats in the Uffington and Baulking neighbourhood area. For further reference please see paragraph 117 of the NPPF. ▪ North Wessex Downs AONB: We note that the southern portion of Uffington parish is within North Wessex Downs AONB. We would like to commend you on your policies ensuring any development proposals in the Plan area will conserve and enhance the natural beauty of the AONB. We guide you towards paragraphs 115 and 116 of the NPPF for further reference on development in AONBs. We would also like to reference Policy L2 by reaffirming that development proposals brought forward for allocated sites are required to have independent LVIA in line with the Guidelines for Landscape and Visual Impact Assessment (V3) May 2013 (or as replaced). ▪ SSSIs: We would like to remind you of legal, national and local plan policy protection for the two SSSIs in the neighbourhood plan area (White Horse Hill SSSI and Fernham Meadows SSSI). Please see paragraph 118 of the NPPF, and relevant sections of the Wildlife and Countryside Act 1981, and the Countryside and Rights of Way Act 2000. It might be possible to identify opportunities to buffer or link SSSIs through habitat creation. <input type="checkbox"/> As the neighbourhood plan does not allocate any sites for development, we have no specific comment to make on this matter. 	<p>Noted</p> <p>Policy L2 requires a Landscape Assessment for all developments and a formal LVIA using latest guidelines for larger developments</p> <p>Noted</p>
1Aug18	Chair Governors, Uffington School	Suggest revised text on intake of children to primary school from catchment area	Revised text incorporated

Uffington and Baulking Neighbourhood Plan

CONSULTATION STATEMENT: APPENDIX 6

Vale of White Horse District Council: Comments on 6-week Pre-Submission Plan

26 June 2018

Section/Policy	Comment	Vale Recommendation	SG response (NFA means no further action)
General requirements for neighbourhood plans: Basic Conditions	<p>Neighbourhood plans must meet the Basic Conditions. All of these can be found in paragraph 65 of the national guidance https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum .</p> <p>One of these states that the “neighbourhood plan must be in general conformity with the strategic policies contained in the development plan”.</p> <p>Up to date strategic policies are set out in the local plan, which consists of the recently adopted Local Plan 2031: Part 1 (Part 1 plan) and will be followed by the emerging Local Plan 2031: Part 2 (Part 2 plan). All of the Part 1 plan is considered to be strategic, which will be supplemented by strategic policies in the Part 2 plan.</p> <p>Development management policies will also be set out in the Part 2 plan. More information on the progress and expected timetable of the Part 2 plan</p>	<p>It is recommended the Group carefully consider how the Plan meets the Basic Conditions and why.</p>	<p>To be covered by Health Check (see below)</p> <p>A statement will be added in the NP and Basic Condition Statement to advise that the SG have been monitoring development of the LPP2 and that the NP is coherent with it – but noting that LPP2 is not yet extant.</p>

Section/Policy	Comment	Vale Recommendation	SG response (NFA means no further action)
	<p>is set out on our website.</p> <p>No sites are allocated in the Part 1 or Part 2 plan in Uffington or Baulking Parishes.</p> <p>Officers are aware that a Basic Conditions Statement is being prepared.</p>		Already reflected in NP
General comments about getting a health check from an independent examiner/NPIERS as previously recommended	<p>Neighbourhood planning is a positive tool for communities to help shape development in their area.</p> <p>Seeking independent advice from a suitably qualified professional on whether the neighbourhood plan will meet the Basic Conditions is strongly recommended. Two options that could be considered are to seek the views of an examiner or consultant or to carry out a health check on your plan. Officers are aware that the Group has employed consultants to assist in preparing the plan who may be able to assist in undertaking this exercise.</p> <p>A health check gives valuable independent insight into whether a neighbourhood plan is expected to meet the Basic Conditions and helps to inform the final submission plan. Neighbourhood plan health checks are often available from consultants and separately an independent service that was set up by various professional bodies.</p>	<p>A health check is advised to assist the preparation of the final submission plan.</p>	<p>SG have agreed to the need for an independent 'health check' to be carried out on the plan prior to submission to the VWHDC.</p> <p>Consultant to be asked to conduct this work and to produce a formal statement advising:</p> <ul style="list-style-type: none"> • How the check had been conducted. • Identifying points for amendment in the draft NP • Stating that, subject to any amendments, he is content with it going forward for submission.
General requirements for neighbourhood plans: evidence	<p>A neighbourhood plan should be supported by a proportionate (in the work required) and robust (to withstand scrutiny) planning evidence base.</p> <p>The three core evidence base documents are the</p>	<p>Prepare the three-core evidence base studies and consider whether amendments are required to the evidence base</p>	<p>To be completed in the process of compiling the Basic Conditions Statement. To be checked as part of</p>

Section/Policy	Comment	Vale Recommendation	SG response (NFA means no further action)
base	<p>Basic Conditions Statement, Consultation Statement and Environmental Report (SEA or SA report). These should be the primary method of demonstrating how the Plan meets requirements, to help pass the examination and ensure it can be made part of the development plan.</p> <p>Other evidence base documents may be submitted for examination where they have been prepared and lend support to the Plan. The volume of these extra documents should be within reason, so as not to unnecessarily delay examination.</p> <p>It is also worth considering how these evidence base documents are referenced for clarity in the document and to support clarity in decision making. For example, in section 4.6.2 regarding Local Green Spaces, there is no reference to the evidence.</p> <p>In section 4.4, there is reference to the Landscape Capacity Study, but no mention of the author. Also, if the study has been undertaken in accordance with national guidance, the Group may consider it helpful to refer to this in the plan.</p> <p>Officers acknowledge there are many evidence base documents available to view and comment upon alongside the draft Plan, which is helpful. Officers would advise the Group to consider the comments received through the consultation and consider whether amendments are required to these documents prior to Submission.</p>	<p>studies before submission following comments from stakeholders and any health check.</p> <p>Review whether the Plan appropriately references and refers to relevant evidence base documents.</p>	<p>overall Health Check (see above)</p> <p>NP already has several other documents (HNA, LCS etc) included as Reference Documents.</p> <p>Reference Document H provides the evidence supporting the proposed Green Spaces</p> <p>All comments received throughout the work, and including the statutory 6-week consultation, have been reviewed and action taken where considered necessary – see Consultation Report at Reference Document F</p>

Section/Policy	Comment	Vale Recommendation	SG response (NFA means no further action)
Whole Plan	For clarity, officers advise the Plan is clear when the policies and supporting text refer to Uffington or Baulking or both. For example, Policy H2 Criteria A does not refer to either location however officers assume this only applies to Uffington.	Review the Plan to ensure policies and supporting text are clear on whether they relate to Uffington or Baulking or both locations	Actioned
Summary of Policies Pages 7 to 9	The plan includes a table summarising which policies meet which plan objective. Please note, the council have provided comments on relevant policies below which will also apply to this table.	N/A	NFA unless policy wording changed
Section 4.5 Public Views Last sentence	There is a sentence included that states the VOWHDC have introduced consideration of the impact upon established public views in making judgements on planning applications. Officers advise this sentence is quantified either through reference to the specific national or local policy or case law.	Revise this sentence as per comments.	References now provided
Landscape Capacity Study	The Landscape Capacity Study could reference the Vale Landscape Character Assessment which was produced as part of the Local Plan Part 2 evidence if it has been considered. Although the Neighbourhood Document does reference this. http://www.whitehorsedc.gov.uk/java/support/Main.jsp?MODULE=FolderView&ID=789122104&CODE=498F5A0A897C751630F233DEB1E72432&NAME=19.+Landscape+Character+Assessment&REF=Local%20Plan%202031%20Part%202:%20Publication%20Version%20Publicity%20Period	As per comments.	Reference to the Landscape Capacity Study (LCS) that refers to 'NP SG opinion' should instead cite specific cases such as the Gladman appeal and include formal reference to the relevant documentation. Done and reference included (part of footnote 19)
Chapter 5	The Group need to consider whether this Section	Review the content and wording	

Section/Policy	Comment	Vale Recommendation	SG response (NFA means no further action)
Housing Baulking Policies and Text	<p>will meet the basic conditions including whether the plan and policies are in general conformity with the strategic policies contained in the Development Plan (of particular importance are Core Policies 3 and 4 of Local Plan 2031 Part 1) and conformity with national guidance and policy. Officers have the following comment to make in this regard:</p> <p>Baulking is referred to as a settlement within supporting text and Housing Policies H2 and H3 and there is reference to sites being considered in the setting of the settlement. The NDP Group need to consider whether these policies and supporting text, as currently worded, will meet the basic conditions. As currently worded Officers have concerns the policies are not in general conformity with the Development Plan, as previously discussed with the Group, and national policy. Officers recognise the work the Group has undertaken to draft this policy.</p> <p>There is a sentence under 5.8.3 regarding built up area and Baulking which is confusing. Officers note the Group have produced a 'Baulking Housing Policy Evidence' to support the policies.</p>	<p>relating to policies and supporting text in relation to Baulking to ensure the Group consider they meet the basic conditions.</p>	<p>Vale officer concerns about 'general conformity' of Housing Policy H3 are noted</p> <p>The substantive evidence document supplied to justify the Policy fulfils the guidance as indicated at Paragraph: 074 Reference ID: 41-074-20140306 of the NPPG.</p> <p>NFA, unless VWHDC clarify further what is required</p> <p>Now 4.8.2 – have added clarifying words as Baulking did not have a 1970s Village Plan showing a village envelope</p>
Chapter 5 Housing 5.7.2 call for sites and 5.8.4 Infill	<p>Officers would like to highlight some inconsistencies in this section for the Group to consider.</p> <p>The plan is supported by a Housing Needs Assessment concluding that 19 net homes are needed in the plan area to meet the need. The</p>	<p>Review the Housing Section to ensure a consistent position is presented supported by evidence</p>	<p>SG decided that there is potential capacity in the built area and farmyards/agricultural buildings, as well as at the Baulking settlement, to build 19 homes and that H1 would not be amended to refer to 'land adjacent to'.</p>

Section/Policy	Comment	Vale Recommendation	SG response (NFA means no further action)
	<p>Plan then states the area can accommodate this amount through infill and will not need to allocate any sites. However, the Plan then states that 19 dwellings are unlikely to be built within the built-up area and thus sites adjacent to the built-up area will be needed.</p> <p>Officers would advise the Group to consider the evidence they have to support these positions which are contrary to one another. If the evidence demonstrates the latter is correct, the Group will need to consider how the Plan enables sufficient supply to come forward to meet the need.</p>		<p>All supporting text has been made consistent and unambiguous as identified.</p> <p>See revised text</p>
Section 5.8.5 Brownfield Sites	Officers would advise the Group to consider the evidence they have to support the Plan's content on this matter.	Review the Plan's evidence on this matter. If there is evidence, refer to this in the Plan.	Text in 4.8.4 reviews the factual position
6.3 New Building outside, or on the edge of settlements	Reflecting officer comments above regarding inconsistencies of supporting development adjacent to the built-up area, this section implies the Group support development adjacent to the built-up area.	Review the Plan's policies	Supporting text has been made consistent (see above)
Policy D2	<p>Officers advise the Group to consider this policy alongside its Housing Policies as there is a potential contradiction.</p> <p>Policies H1/2 support smaller dwellings however Policy D2 states low density of large dominant</p>	Review the Plan's policies.	Policy D2 adjusted to clarify meaning with regard to proposals for large houses

Section/Policy	Comment	Vale Recommendation	SG response (NFA means no further action)
	house will be maintained.		
Equality	<p>Great to see that the parish has completed an Equality Impact check on the Plan and that all development proposals shall accord with the principles in the Vale design guide. Based on policy H1, it does not sound like there is likely to be a lot of new housing, however, it is good to see the housing mix being proposed. There is no reference to M4 (2) category 2: Accessible and adaptable dwellings and M4 (3) category 3: Wheelchair user dwellings, but this could be because the developments would not be large enough to justify these design standards. Consider whether reference to this matter is relevant to the NDP.</p>	As per comments.	SG to review and reword as necessary

Uffington and Baulking Neighbourhood Plan

CONSULTATION STATEMENT: APPENDIX 7

Statutory Consultees record of responses

Organisation	Response	Date
OCC Senior Planning Officer	detailed	26/06/2018
Local Planning Authority and neighbouring authority	acknowledgement	15/05/2018
Senior Planning Officer and member of SG, VOWHDC	detailed	26/06/2018
Ward member(s) District Cllr Robert Sharp	none	
Ward member(s) County Cllr Yvonne Constance	none	
Town / Parish Council - neighbouring and within	none	
Town / Parish Council - neighbouring and within	none	
Woolstone Parish Meeting	none	
Kingston Lisle Parish Council	none	
Fernham Parish Meeting	none	
Shellingford Parish Meeting	none	
Stanford-in-the-Vale Parish Council	none	
Sparsholt Parish Council	none	
Natural England	detailed	25/06/2018
Environment Agency	acknowledgement	15/05/2018
Historic England	detailed	22/06/2018
Highways England	acknowledgement	15/05/2018
Network Rail 1	none	
Network Rail 2	none	
BT 1	none	
BT 2	none	
EE	none	
Three	none	
EMF Enquiries - Vodaphone & O2	none	
Oxfordshire Clinical Commissioning Group	acknowledgement	15/05/2018
National Grid (Development Liaison Officer)	acknowledgement	15/06/2018
Amec Foster Wheeler E&I UK (on behalf of National Grid)	acknowledgement	15/05/2018
UK Power Networks	none	
SSE Power Distribution (advised by Hannah Lorna Bevins)	acknowledgement	15/05/2018
SSE (advised by Spencer Jefferies of National Grid)	acknowledgement	20/06/2018
Cadent Gas (advised by Spencer Jefferies of National Grid)	acknowledgement	29/05/2018
Thames Water - Developer Services	acknowledgement	15/05/18
Vicar, Uffington Benefice	none	
Sovereign Housing	none	
SSA Planning Limited	none	
Sport England	detailed	15/05/2018
National Trust	none	
CPRE	none	
Berks Bucks and Oxon Wildlife Trust	none	
North Wessex Downs AONB Office	none	
Uffington Primary School - Chair of Governors	detailed	
Uffington Primary School - Headmistress	none	
Fox and Hounds public house, Uffington	none	
Post Office & Stores, Uffington	none	

Organisation	Response	Date
Developer - Redcliffe Homes Ltd (Fawler Rd development)	detailed (Advisor B)	06/06/2018
Developer - Gladman Developments Ltd	none	
Uffington Trading Estate	detailed (Advisor C)	10/06/2018
Developer - Grassroots Planning (Fernham Rd development)	Detailed (Advisor D)	12/06/2006
Compton Beauchamp Estates	none	
Uffington Land owner (resident outside Area)	none	
Uffington Land owner (resident outside Area)	none	
Uffington Land owner (resident outside Area)	none	
Baulking Land owner (resident outside Area)	none	
Baulking Land owner (lake)	none	
Baulking Land owner (resident outside Area)	none	
Uffington land owners	detailed (Advisor A)	26/06/2018
Uffington Strict Baptist Chapel	None	

Uffington and Baulking Neighbourhood Plan

CONSULTATION STATEMENT: APPENDIX 8

Other Consultation Meetings

January 2016 – August 2018

Baulking Parish communication with Parishioners about the Neighbourhood Plan and prior CLP

The following outlines the various communications, and methods of such, with the Parishioners of Baulking. It should be noted that Baulking is a very small hamlet and has a Parish Meeting, rather than Council, and no website, but utilises an email news service called Baulking Communications, and a traditional Parish Noticeboard.

Baulking has (at the time of writing) 41 homes, and a population of 107 persons.

- i. a) Baulking residents invited to complete CLP document; distributed by hand to all homes and collected when completed. Spring 2015.
The Baulking response rate was 75% (30 homes out of 41).
b) Copy of CLP booklet of findings circulated to all Baulking homes: December 2015.
c) Following the output of the CLP which indicated a Parish desire to progress to an NP, a Flyer was circulated and posted on village Noticeboard to promote imminent launch of NP process. This began from 21st January 2016. Baulking initially had three delegates on the NP.
- ii. Call for Sites document circulated to all landowners in the Parish, whether living there or out of area, May 2016. Delivered by hand or posted as necessary. Response at recipient's choice, by the end of July 2016.
From 16 land owners contacted, 9 responses were received.
- iii. In November 2016 following the indication that Woolstone village intended to withdraw from the NP, Baulking residents were also asked if they wished to withdraw or remain. This was done by an email explaining the pros and cons of staying in or withdrawing. Views were requested in response. The decision was to remain.
Accordingly, detail of re-designation of NP area posted on village noticeboard following approval by Vale DC on 03-03-2017. This included map to show area less Woolstone, plus link for Vale site.
- iv. Housing Needs Assessment: The Questionnaire as supplied by the independent consultant was distributed to all homes by hand, and collected up by hand, or submitted using the concurrent online version which was circulated on Baulking Comms, direct to the Consultant. The Baulking response rate was 81%: (33 homes out of 41).

- v. Neighbourhood Plan listed as specific item of business on the Agenda for the Annual Parish Meeting each year (2016 & 2017). Presentation by Baulking member(s) of the NPSG to the attendees, with all Parishioners receiving the Minutes via Baulking Comms. in follow up.
- vi. In the period from start of CLP process to 06-10-17 (date at time of writing) 81 emails have been sent on Village email service 'Baulking Comms' to Parishioners, about the NP specifically or with reference to it as necessary. This includes formal requests for completion of CLP and HNA questionnaires, general updates, a full assessment of the NP at the point when the Parishioners were asked if they wished to stay in the NP in November 2016 (at the point when Woolstone withdrew). NB: This list is not exhaustive.
- vii. Various informal meetings with groups or individual Parishioners as necessary, over period of CLP and NP evolution, to act as clinics for discussion of concerns or general better understanding: eg. Post public consultation on the NP- HNA output. Minutes are retained of these.

October 2017

Main point of contact with VWHDC

Upon determination by the Vale, Clare Roberts, Principal Planning Policy Officer, was appointed as our main point of contact. She was invited to all NPSG meetings, unless specifically advised that her presence was not required. Between meetings she was available to advise on specific questions.

Meetings with VWHDC officers

03Nov17	Will Sparling Senior Neighbourhood Planning Officer, Clare Roberts Principal Planning Policy Officer and Martin Deans Team Leader Planning Apps, in attendance for Vale.
11Jan18	Andrew Maxted, Planning Policy Project Lead for VWHDC, attended the monthly UB-NPSG meeting to address key concerns regarding housing and green space policies.
05Mar18	Clare Roberts and Ronan Leydon, Senior Planning Policy Officer in attendance with David Owen-Smith (UB-NPSG) to discuss the Baulking Only Housing Policy.
28Mar18	Clare Roberts for the Vale, and Jeremy Flawn, Planning Consultant to the UB-NPSG in attendance, to review draft NP policies

Neighbourhood Plan (NP) community consultation meeting 16 August 2018

Attendees: Rob Hart (RH - NP Chairman), Anthony Parsons (AP - NP Vice Chairman), Mike Oldnall (MO - NP SG), Simon Jenkins (SJ - NP SG), David Owen-Smith (DOS - NP SG), RESIDENT S (Community), ADVISOR A (Consultant for 2 residents)

Key points and actions:

- 1 The meeting accepted that the Landscape Capacity Study (LCS) was independently produced, in line with national guidelines and has been separately and independently checked by the consultants (Bluestone Planning) supporting the NP Steering Group (SG).
- 2 Changing Table 8 in the LCS could affect capacity assessment for others as well as the specific land parcels discussed.
- 3 Guidelines for LCS methodology do not constrain Subject Matter Experts (such as Lepus) to the construct of the tables, only to the method followed.
- 4 In response to the concerns from SS and RS the SG members present agreed to review the Landscape and Visual Impact Assessment (LVIA) policy in two respects:
 - (a) to consider changing the requirement from an LVIA to a less formal term, allowing landowners etc to create a lower complexity and less formal submission, e.g. to make the requirement for a 'landscape assessment' as opposed to an LVIA.
 - (b) to ensure the preamble explains that one important reason for needing a 'landscape assessment' is because the LCS was conducted on a 'parcel-by-parcel' basis and specific sites within each parcel might have a different landscape assessment to the overall parcel.
- 5 A copy of the revised policy L2 will be sent to RESIDENT S and ADVISOR A for information.

Uffington and Baulking Neighbourhood Plan

COMMUNITY EVENT FEEDBACK: APPENDIX 9

Neighbourhood Plan Community Event 14 November 2017 - Feedback

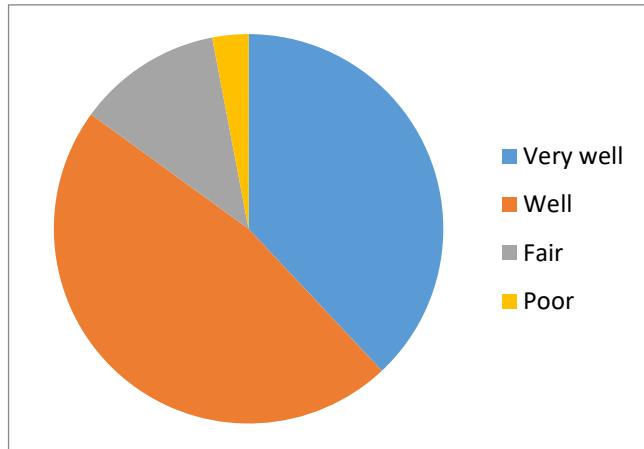
34 forms were returned (from 65 attendees – typically only 1 form from each couple).

Please circle your answers and provide additional comments.

1. Why did you come tonight?

Interested and concerned about how it was going as clearly it is very important as far as the future of our village community is concerned.
To continue to understand the plan!
I am relatively new to the village and wanted to find out more about the Neighbourhood Plan
To hear about the plan
Out of interest
Be updated on the plan
We have recently moved to the village and want keep up-to date-with developments
Advertised
I want to see what is likely to be developed in Uffington
To learn more of the development of our plan.
Find out what (sic) happening
To become more informed and to support our community.
To find out about the plan.
To gather more information regarding the plan
To find out progress on the plan
To find out more about the plan
Interest in plans for the village
To see what its all about and find out more
To have an update on the draft plan and contribute to the discussion
To support our community towards a good outcome
Interested to hear more on this subject
To understand progress
To keep abreast of developments
To find out about 'open countryside' designation at Baulking
We own land in Baulking
Because we were invited via Simon Jenkins
Just moved to the village and want to know what the plans for the future are
To find out more about the Neighbourhood plan
To find out what's happening
To keep up to date with events
Wanted to be part of the direction of village development
Interested in village future

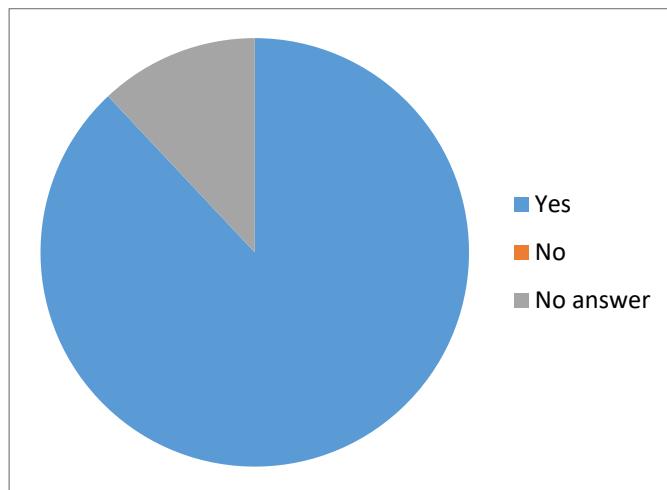
2. How well have we done on keeping you informed about the Neighbourhood Plan?



Comments:

The team works effectively to inform all
Congratulations to you all – you have put in a tremendous effort
We did apply in the Opinion for Planning Scheme
I live in Longcot but have a house in Uffington

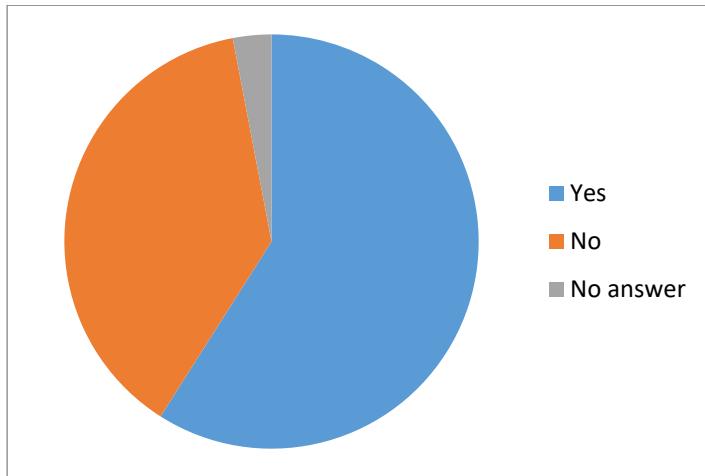
3. Do you feel you've been able to give your opinions?



Comments:

Not yet but my fault
Only just moved to Uffington
But I don't have strong views
Yes, this was a good session!

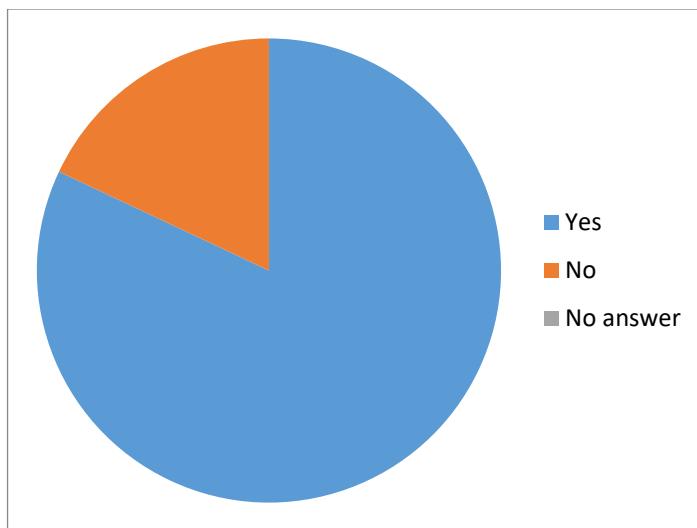
4. Have you visited the website www.ubwnp.net yet?



Comments:

I will be
Not online
Not my sort of destination

5. Have you attended any of other consultation events including the Farmers Market?



Comments:

Attended all the events which I have been able to get to. Steady progress being made as a result of considerable work by the team. Thank you!
Consultation [only]
I have not visited the stall at the FM yet.

6. If you had to leave before the end of this evening's event or have any further comments on the presentation or table discussion please list them below.

Proposal re two yellow sites on the map – agree about site being feasible if considered from WHH or Ridgeway. However, totally inappropriate if traffic will come and go to Broad Street. If traffic access direct to Baulking Road, then it is possible. Approx. 50-60% commuter traffic would not pass down Broad Street. Maybe higher. Please note any new site of 10 or more houses will be more expensive (water, sewage, etc.)
Smaller house for older people

Why is the field next to Chapel House left as white?
Thanks to the cttee for all their efforts
The landscape capacity plan seems unfair on landowners. If you happen to own a yellow area you're in luck. This could prove quite divisive in the community. Somehow the plan needs to reflect this problem. The 'infill' problem is that some own small gardens yet want to build houses in them. Others own very big gardens and want to build big or small houses. How to regulate this? Building a house in a garden affects lots of people in the surrounding properties.
Plot 133 between chapel and Carter&McArthur. Why is this considered to be low capacity when in our view it would be very suitable infilling.
Future building should be either infilling or small developments of no more than 5 houses.
Infilling or small developments are preferable to large estates.
Critically important populus capture for referendum
Innovation for infrastructure projects
Good meeting, well-organised, well done. Informal chat around the tables was informative
Not at this stage
I'm against one big development. 1s or 2s is a good idea. Lepus report is good. I've read it and it is a professional document.
I am curious as to whether the school really had capacity to take more students. We moved around the corner from the school but there was no space for my daughter!
Presentation – effective and understandable. I have offered views to the team earlier regarding local land planning.
Other options for sites for 19 o/s houses: a) Options for sites on either side of the Baulking and Fawler Roads should be considered as more than half the resulting commute to work traffic would not pass through the village (down Broad St or High St). Having already moved the village shop, these sites would be as close to the shop, the Jubilee Field as anywhere else in the village. The cost of connecting water and sewage is simply a cost of development and a price to pay! I favour moving the school if possible to Fawler Road. b) another option is Fernham Road. Here the road is a problem as two sharp corners and flooding after heavy rain or storms make the approach to the village by the Museum difficult/dangerous. The traffic on this road has increased by more than threefold in the last 5 years and much is traffic commuting directly through the village. So the road is already crowded and the flooding has not been fixed. The approach to the village included fine rural views from the Fernham Road including a fine first view of the church, the nature of some of the buildings reflects the finer character of older houses, manors and cottages in Uffington. The fine views to the West, the sunsets and the night sky warrant mention and these would suffer if houses were built. Quite a long way to the shop and sports ground encouraging more use of cars! c) options on the Ridgeway facing side of the village would ruin the splendid landscape as far as tourists, holiday makers and walkers on the Ridgeway. I support the view that the distinctive green paddocks at the heart of the village must be retained. 19 houses - those in process and infilling where appropriate = 5 houses. New build house off and access onto Baulking Road/Fawler Road=8 houses. New build (incl. affordable accommodation) in Baulking = 6 dwellings.

7. If you are interested in a specific aspect and would like any further information, please put here and we'll contact you

Comments:

Contact Details: (personal information)

Please leave any further comments overleaf.

Thank you for attending this consultation event.