

Appendix K

Pre-Submission Consultation Representations and recommendations in response

Questionnaire Responses for Consultation Phase Part A: The Plan

Support/don't Support

<u>Comment Number</u>	<u>Responder Number</u>	<u>Part of Plan Referenced</u>	<u>Comment</u>	<u>Suggested Change</u>	<u>NP Response</u>
1	16	Support/Don't Support	Reflects our views very well. Nicely produced document	None	Comment noted
2	17	Support/Don't Support	A great deal of work has gone into this plan; it is though incomplete and disappointing. Was any long-standing residents of two villages approached?	None	Comment noted. Every household was consulted at different stages of the Neighbourhood Plan (NP) production. Refer to Consultation Statement.
3	33	Support/Don't Support	With reservations – Refer to “any other comments” for more detail. Section 2.3 – Proportion of people over working age 20.5% if based on 2011 census is clearly out of date! The percentage will be much higher now. The plan does not appear to address/comment on the needs/impact of an ageing population!	None	Comment noted. The 2011 Census provides the most up to date data available as used by Vale of White Horse. The NP is positively planned for all ages in the community.

4	36	Support/Don't Support	Those who devised the Plan should be attributed.	None	Comment noted. Refer to the Foreword in the NP and Steering Group minutes on www.appleton-eaton.org for more detail.
5	37	Support/Don't Support	I have struggled to detect a plan at all. The gist of the document seems to be 'keep it as it is.'	None	Comment noted.
6	38	Support/Don't Support	Sensible plan	None	Comment noted.
7	42	Support/Don't Support	I do not agree with all of the policies.	None	Comment noted.
8	42	Support/Don't Support	I cannot agree to the plan as it stands at present – if however you make the adjustments outlined above and below (see other comments from Responder number 42) then I would be inclined to accept the plan.	Changes suggested.	Comment noted. Refer to comment numbers 16,17,177, 178, 229, 230, 231, 232, 233, 234.

Part B: The Policies

Policy 1: Design, Character and Content

<u>Comment Number</u>	<u>Responder Number</u>	<u>Part of Plan Referenced</u>	<u>Comment</u>	<u>Suggested Change</u>	<u>NP Response</u>
9	16	Design, Character and Content	Policy 1 is given without qualification, e.g. would any development proposed within the Green Belt be supported.	None	Comment noted. This is outside the scope of the NP.

10	17	Design, Character and Content	Definitely, keep planning and design to blend in with present.	None	Comment noted.
11	21	Design, Character and Content	Ecological technology and contemporary design should be encouraged to represent the era that they are being built.	None	Comment noted. The NP is set by National Planning Policy and the Local Plan (NPPF paras 7-9) which (for the purposes of sustainable design and construction) is translated at a local level to Core Policies 1 and 40 of the Vale of White Horse Local Plan Part 1
12	35	Design, Character and Content	Major concern is the farms in both villages continue to expand disproportionately for the size of the communities. More noise and pollution (not all essential) and some alternatives could be looked at – for example tractor left in sluice pit all day with engine running – diesel and gases of effluence must be a health concern! Surely there must be a cap on expansion and certain methods as just described. Eaton particularly is a very small village becoming increasingly dwarfed	None	Comment noted. All development is governed by central and local government planning policy.

			by the farms – cannot believe there is no mention at all in the Neighbourhood Plan.		
13	36	Design, Character and Content	This is subjective: recent buildings have not always safeguarded the setting and character of the surroundings. The development in the photograph does fit in. Others do not.	None	Comment noted.
14	37	Design, Character and Content	No aspiration to improve the 'design, character and content' of the villages. The rural landscape is marred by high hedges and big, often lifeless fields.	None	Comment noted.
15	40	Design, Character and Content	It would be interesting to find out how many residents actually use or visit the amenities in and around the village and how often and how younger residents and older ones view their need for involvement in or supporting village life.	None	Comment noted. Refer to Consultation Statement.
16	42	Design, Character and Content	While I appreciate one cannot be too prescriptive one needs to be clear what the community means by 'sustainable'. If you are saying sustainable design and construction will be encouraged, then you must assume that all other design and construction is not sustainable. In this world where climate change is so	Clarification suggested.	We amended the NP to make clear that the definition of 'sustainable' with regards to the NP is set by National Planning Policy and the Local Plan (NPPF paras 7-9) which (for the

			important then all design and construction must be sustainable. The plan needs to set some standards of what is meant by sustainable.		purposes of sustainable design and construction) is translated at a local level to Core Policies 1 and 40 of the Vale of White Horse Local Plan Part 1 See footnote in section 1.2 of the NP.
17	42	Design, Character and Content	While I appreciate that one cannot be too prescriptive one needs to be clear what the community means by "sustainable" – what is sustainable in one persons eyes is not in another. If you are saying that sustainable design and construction will be encouraged does that mean that most design and construction is not sustainable? With the issues of climate change then one should be expecting all design and construction to be sustainable. Perhaps a better benchmark would be that all activity in this area should work to One Planet Living Principles –	Clarification suggested.	We amended the NP to make clear that the definition of 'sustainable' with regards to the NP is set by National Planning Policy and the Local Plan (NPPF paras 7-9) which (for the purposes of sustainable design and construction) is translated at a local level to Core Policies 1 and 40 of the Vale of White Horse Local Plan Part 1

			https://www.oneplant.com/principles		See footnote in section 1.2 of the NP.
18	50	Design, Character and Context	I support this policy and its objectives, but I also wonder if there is any way in which the wording (within this policy, and within the Village Character Assessment) could be amended to emphasise the importance of ecologically responsible choices for any development within the area. Oxfordshire County Council has "acknowledged a climate emergency", and VWHDC has "declared a climate emergency", with both councils acknowledging the need for decisions to be made, policies shaped, and actions taken in light of this state of emergency. Today (12 June 2019) the UK government has announced a change in law which aims to bring carbon emissions to net zero by 2050, a policy which will require substantial change in all aspects of life, and certainly within construction, business and transportation. It would be good to encourage all aspects of design in relation to our future development to work to this standard, and to feel that the	Wording change suggested.	Comment noted. The NP is in general conformity with the Local Plan (part 1) Core Policies 1 (presumption in favour of sustainable development), 37 Design and Local Distinctiveness), 40 (Sustainable Design and Construction), 41) Renewable Energy) and 46 (Conservation and Improvement of Biodiversity). The supporting text to the policy will be amended to reflect these direct policy links.

			<p>"character" and "context" of our village life are such that people care about, and are prepared to work towards, these goals with the spirit of energy and generosity which is already apparent in so much of village life.</p> <p>http://mycouncil.oxfordshire.gov.uk/ieDecisionDetails.aspx?ID=7615</p> <p>http://www.whitehorsedc.gov.uk/news/2019/2019-03/vale-council-declares-climate-emergency-and-calls-government-support-action-climate</p> <p>https://www.bbc.co.uk/news/science-environment-48596775</p>		
19	50	Design, Character and Context	<p>I would support the building of a sustainable number of homes for social rent in Appleton, and feel strongly that any new homes built for sale should be modest, "affordable" homes via schemes, which give people doing ordinary jobs, and people with local need, the chance to make a home here. I know from conversations I've had with others that I'm not the only person who feels this way.</p>	None	<p>Comment noted.</p> <p>Refer to paragraphs 6.1.4 and 6.1.5 in the NP.</p> <p>No sites have been allocated for development.</p>

20	51	Design, Character and Context	Sustainable development is important but should not be used to over-rule other critical aspects such as good, sympathetic design.	None	Comment noted and agreed.
21	53	Design, Character and Context	As being / looking rural is an important factor please deter housing renovations on Oaksmere, Netherton & Eaton Roads from removing hedges & trees - in favour of walls and open aspects.	None	Comment noted. Elements considered to enhance the village character are referred to in the Character Assessment.
22	53	Design, Character and Context	It's much too generic - could be written about any small village in England. Most of the village is in the green belt - that which isn't is in a conservation area. So if 'land use' is the only thing included in the plan - nothing much should be happening anywhere!	None	Comment noted.
23	55	Design, Character and Context	Small developments of small new houses would enhance the village, provided they respect the existing character of the village	None	Comment noted.
24	57	Design, Character and Context	Well thought through	None	Comment noted. Thank you.

Policy 2: Local Green Spaces

<u>Comment Number</u>	<u>Responder Number</u>	<u>Part of Plan Referenced</u>	<u>Comment</u>	<u>Suggested Change</u>	<u>NP Response</u>
25	4	Local Green Spaces	Why doesn't the 'Remnant of the Great Green...' extend further SW? Both the 1830 and 1876 maps clearly show the Green in front of the Almshouses and beyond, therefore the remnant should surely extend in front of the Almshouses between hedge and kerb?	None	Under the Compulsory Purchase Order made by Berkshire District Council on behalf of the Parish Council, the piece of land in front of the almshouses wasn't part of the purchase.
26	5	Local Green Spaces	Very important to protect these	None	Comment noted.
27	6	Local Green Spaces	We need to keep it possible the garden of the Plough Inn.	None	Comment noted.
28	8	Local Green Spaces	Not sure how business opportunities are related to Thames Access and other footpaths although I support both.	None	Comment noted. Refer to 6.7 Priority Community Projects in NP.
29	11	Local Green Spaces	We strongly support the 'increased provision of green spaces.'	None	Comment noted.
30	12	Local Green Spaces	Perhaps this Great Green could be made more prominent.	None	Comment noted.
31	16	Local Green Spaces	Ok, but fairly meaningless in context of Appleton's existing Green Spaces. Emphasis must be on expanding if at all possible	None	Comment noted. See revised Policy 2 in the NP and revised Appendix 2: Green Spaces Assessment.

32	17	Local Green Spaces	Page 17 Local Green Spaces – This is vitally important otherwise we shall be an urban development by 2031.	None	Comment noted.
33	18	Local Green Spaces	Osse Brook is quite neglected and I keep removing dead wood from it. Some plan for removal of said wood would be good.	None	Comment noted. This has been referred to the Parish Council/Flood Group for action.
34	20	Local Green Spaces	A pity we only have two Local Green Spaces. Can we create more?	None	Comment noted. See revised Policy 2 in the NP and revised Appendix 2: Green Spaces Assessment for the long list of sites considered for Green Space designation.
35	31	Local Green Spaces	Access to the River Thames would be greatly appreciated!	None	Comment noted.
36	31	Local Green Spaces	Would it be possible to have a dog poo bin situated at the junction of Millway Lane with Netherton Road where the footpath crosses over the road?		Comment noted. Outside scope of the NP. This has been referred to the Parish Council.
37	32	Local Green Spaces	They are a vital part of the character of the parish.	None	Support noted.

38	34	Local Green Spaces	More needs to be done to maintain biodiversity e.g. allowing verges to be wildflower areas. Discourage urbanisation of green areas e.g. Long Close by the church used to be a wildflower meadow, now it looks like a town park due to mowing.	None	Comment noted.
39	36	Local Green Spaces	6.2.3 what on earth does (other than for needs that are key to their function) mean – delete please if you are designating Green Space	None	Comment noted. Wording in brackets has been deleted.
40	37	Local Green Spaces	Not worthy the name of a policy. Almost all the 'green' is in private lands, subject to District Council planning decisions. Public Green Spaces are pathetically small.	None	Comment noted. Refer to last sentence of Policy 2. See revised Policy 2 in the NP and revised Appendix 2: Green Spaces Assessment.
41	40	Local Green Spaces	Currently only 2 Green Spaces registered. The War Memorial site hardly qualifies as a Green Space usable/noticeable, although it is central. So is the area (similar size) on entrance to Fettiplace. Centrally the Plough garden is currently a potential central Green Space.	None	Comment noted. See revised Policy 2 in the NP and revised Appendix 2: Green Spaces Assessment.

42	44	Local Green Spaces	Suggest the school playing field and Long Close Meadow be included as a Village Green Space	None	Comment noted. See revised Policy 2 in the NP and revised Appendix 2: Green Spaces Assessment.
43	50	Local Green Spaces	I fully support this policy. Thank you to those who have undertaken the detailed work of recording and quantifying what these precious spaces mean to the community.	None	Comment noted. Thank you.
44	50	Local Green Spaces	Also in relation to the above area (comment 245) is the green space at the entrance to Southby Close protected? It falls within the conservation area, but is not mentioned among green spaces in Policy 2, whereas the green space at the end of Fettiplace Close is mentioned.	None	Comment noted. Narrow linear grassed highway edges do not meet the criteria to be designated as Green Spaces.
45	51	Local Green Spaces	Potential for council to adopt the green areas in Whites Forge which remain owned by the builders and rely for their upkeep on local residents.	None	Comment noted.
46	52	Local Green Spaces	Re the list of Green Spaces identified in Appendix 2, could 2 more green spaces be included? I read in the pre- reporting advice that cemeteries could come	None	Comment noted. See revised Policy 2 in the NP and revised Appendix 2:

			<p>under this definition. Would this apply to the churchyard of St Laurence Church, especially as a wildflower/natural habitat area is about to be developed.</p> <p>The grassed area alongside the block of garages off Badswell Lane towards Town Furlong is a welcome green space in this tarmacked area. Can that also be defined and preserved?</p>		Green Spaces Assessment.
47	53	Local Green Spaces	Appleton Green should be re-instated - not used as a parking lot; often for disabled vehicles.	None	<p>Comment noted.</p> <p>Refer to the Green Spaces Assessment.</p> <p>This will be passed to the Parish Council for them to speak to the housing association</p>
48	53	Local Green Spaces	Should Jubilee Park and the playing field not be counted as 'green spaces'?	None	<p>Comment noted.</p> <p>See revised Policy 2 in the NP and revised Appendix 2: Green Spaces Assessment.</p>
49	53	Local Green Spaces	What is the status of the strip of land alongside the Thames from BLH to Farmoor?	None	That piece of land is agricultural land

					and the Thames Footpath.
50	54	Local Green Spaces	Appleton Sportsfield should be promoted for use by the community. It is on the edge of the village and may be forgotten by some as an community amenity. If the pathway could be extended that would possibly encourage people to walk/cycle there.	None	Comment noted. Refer to 6.7 Priority Community Projects
51	54		I feel strongly that the field at the school should be protected as a green space and retained for future generations.	None.	Comment noted.

Policy 3: Village Facilities

<u>Comment Number</u>	<u>Responder Number</u>	<u>Part of Plan Referenced</u>	<u>Comment</u>	<u>Suggested Change</u>	<u>NP Response</u>
52	3	Village Facilities	Access to the Thames Path, i.e. the Lock hill, is a really important facility	None	Comment noted. Refer to 6.7 Priority Community Projects A Definitive Map Modification Order was applied for on the 25 th March 2019.

53	3	Village Facilities	Maintaining public footpaths - a new path to A420 from Oaksmere would be ideal	None	Comment noted. Refer to 6.7 Priority Community Projects
54	4	Village Facilities	(iii) It is of continued concern that on-street parking along the Eaton Road at the bottom of the gravel drive serving nos 51, 51A, 53, 53A hinders access to/from the road and necessitates vehicles and bicycles driving on the opposite side of the road most of the time.	None	Comment noted. Refer to 6.7 Priority Community Projects
55	5	Village Facilities	Let's hope the locals support the Plough so we keep it thriving!	None	Comment noted.
56	7	Village Facilities	Demographic of parish residents (proportion 0-15 and also proportion over working age) would suggest access to Doctor's Branch surgery would be valuable.	None	Comment noted. Refer to 6.3
57	9	Village Facilities	6.3.5 – public transport needs to be addressed	None	Comment noted. Refer to 6.7 Priority Community Projects
58	11	Village Facilities	Lack of access to the Thames Path is a serious threat to village facilities. Why try to re-enact a ferry at Bablock Hythe when access is provided at Northmoor Lock?	None	Comment noted. Refer to 6.7 Priority Community Projects A Definitive Map Modification Order was applied for on the 25 th March 2019.

59	13	Village Facilities	My only concern is that it would be nice for the pre-school to have a more steady place. If development happens with the school, it would be nice to move the pre-school closer to the village hall or redevelop the village hall somehow.	None	Comment noted.
60	14	Village Facilities	Loss of public transport MAJOR concern – not just ‘significant’ as quoted!	None	Comment noted. Wording has been changed.
61	14	Village Facilities	No access to Thames via the Lock spoilt village and reduced access to Thames Pathway.	None	Comments noted. Refer to 6.7 Priority Community Projects A Definitive Map Modification Order was applied for on the 25 th March 2019.
62	17	Village Facilities	The village shop is a local convenience facility, not only for elderly. We are fortunate having several local people to give of their time.	None	Comment noted.
63	18	Village Facilities	Closing Dr’s surgery in a village with older population and no bus services makes no sense. Abingdon is a pig to get to by bus as well.	None	Comment noted. Regarding Doctor’s surgery, refer to 6.3 of the NP.

					Comet Bus Service provides access to Abingdon on Monday.
64	20	Village Facilities	To encourage and maintain the current facilities on offer and where possible to enhance or increase them to meet community needs.	None.	Comment noted. Wording changed.
65	21	Village Facilities	The doctor's surgery makes sense on ecological grounds too.	None	Comment noted. Refer to 6.3 of the NP
66	29	Village Facilities	Village Hall, Village Shop	None	Comment noted.
67	32	Village Facilities	The village has excellent facilities and these must be supported and maintained.	None	Support noted.
68	37	Village Facilities	Any additional business or amenity will increase traffic. The village could have a policy of considerate parking.	Additional policy suggested	Comment noted.Refer to 6.7 Priority Community Projects in the NP. A new policy for parking is outside the scope of the NP.
69	39	Village Facilities	Want to: 1) Conserve Green Belt, 2) Reinstate bus service, 3) keep the local pub, 4) reinstate surgery – really important, 5) want to reinstate access to Thames Path, 6) provide foot access to A420 and buses	None	1) Refer to 6.1.5, Plan aims to conserve green belt in the context of local and national policy guidance

					<p>2) Refer to 6.7 Priority Community Projects</p> <p>3) Refer to policy 5</p> <p>4) Refer to 6.3</p> <p>5) Refer to 6.7 Priority Community Projects. A Definitive Map Modification Order was applied for on the 25th March 2019.</p> <p>6) Refer to 6.7 Priority Community Projects</p>
70	40	Village Facilities	The village hall requires more support and valuing.	None	Comment noted. The NP encourages and enhances and does not restrict development of new facilities.
71	41	Village Facilities	I agree that access to public transport is not satisfactory now that we do not have a bus service. I used the bus daily when I was working in Oxford. Now I would have to use the car, and so increasing pollution etc. Footpaths are very important – in particular access to the Thames Path, a national trail.	None	Comment noted. Refer to 6.7 Priority Community Projects

72	45	Village facilities	The proportion of residents over working age in the village suggest that a periodic local surgery is important.	None	Comment noted. Refer to section 6.3 of the NP.
73	48	Village Facilities	Would be very pleased to see investment in bus service to and from Oxford. We would use it if timings were convenient!	None	Comment noted. Refer to 6.7 Priority Community Projects. This has been passed to the Parish Council to continue to liaise with OCC, Highway authority and MPs to provide more regular service.
74	50	Village Facilities	I fully support this policy. Reading the background work which has been done to prepare this policy, it's notable how much these facilities depend upon the goodwill and time volunteered by villagers. We are so lucky in Appleton that people participate generously, and it can only be hoped that this continues into the future. This shouldn't be a reason however to let local or national government off the hook, and I fully support Appleton Parish Council in its efforts to preserve and develop	None	Comment noted. Thank you.

			the facilities which make Appleton with Eaton a nice place to live. I hope Appleton will continue to be a place which holds things in common for public life, and guards against becoming a place which is more concerned with private interests.		
75	51	Village Facilities	Return of the doctor's surgery should be a priority especially given the lack of local public transport options.	None	Comment noted. Refer to 6.3
76	52	Policy 3: Village Facilities	We are fortunate to have these facilities in our village.	None	Comment noted.
77	57	Policy 3: Village facilities	Vital to the character of the village	None	Comment noted.

Policy 4: Appleton Community Shop and Post Office

<u>Comment Number</u>	<u>Responder Number</u>	<u>Part of Plan Referenced</u>	<u>Comment</u>	<u>Suggested Change</u>	<u>NP Response</u>
78	5	Appleton Community Shop and Post Office	Love how this has evolved.	None	Comment noted.
79	6	Appleton Community Shop and Post Office	The shop and the volunteers are doing a wonderful job.	None	Comment noted.
80	10	Appleton Community Shop and Post Office	The shop is Appleton's best asset.	None	Comment noted.
81	14	Appleton Community Shop and Post Office	Volunteers should be properly trained and confident and capable	None	Comment noted.
82	17	Appleton Community Shop and 'Post Office	Pity the Post Office cannot be manned more frequently but this the	None	Comment noted.

			Post Office Authorities' decision. Shop is very useful.		
83	18	Appleton Community Shop and Post Office	I would not be against the shop expanding if this was required. The constant stream of delivery vans into the village suggest shop though nice is not as essential as you suggest.	None	Comment noted.
84	20	Appleton Community Shop and Post Office	Critical/vital to community	None	Comment noted.
85	34	Appleton Community Shop and Post Office	I agree that we must maintain the shop for social reasons apart from anything else.	None	Comment noted.
86	39	Appleton Community Shop and Post Office	Really important facility for the village	None	Comment noted.
87	40	Appleton Community Shop and Post Office	The shop and P.O. is a vital and pivotal part of the community life in Appleton.	None	Comment noted.
88	41	Appleton Community Shop and Post Office	In Appendix 3 – Village Facilities. Please note that the shop was <u>not</u> bought by the village in 1999. The shop is owned by Rowan Cottage behind and the shop pays a monthly rent.	Correction change.	Comment noted. Appendix 3: Village Facilities has been revised.
89	41	Appleton Community Shop and Post Office	The shop is an extremely important asset to the village – I do most of my shopping there.	None	Comment noted.
90	50	Appleton Community Shop and Post Office	Amazing achievements in this aspect of village life! Long may they prosper. Grateful thanks to all involved.	None	Comment noted and thank you.
91	51	Appleton Community Shop and Post Office	The shop is core to village life, along with the Plough.	None	Comment noted.

92	52	Policy 4: Appleton Community Shop and Post Office	A valuable asset relying heavily on many willing volunteers.	None	Comment noted.
93	55	Policy 4: Appleton Community Shop and Post Office	The shop contributes positively to the character of the village and should be preserved if not enhanced	None	Comment noted.
94	57	Policy 4: Appleton Community Shop and Post Office	A key community asset	None	Comment noted.

Policy 5: Public Houses

<u>Comment Number</u>	<u>Responder Number</u>	<u>Part of Plan Referenced</u>	<u>Comment</u>	<u>Suggested Change</u>	<u>NP Response</u>
95	6	Public Houses	The 'Plough' pub, Appleton's only remaining pub is a village asset and a historical building in the heart of the village and must remain so!	None	Comment noted.
96	8	Public Houses	Enough said already!	None	Comment noted.
97	10	Public Houses	Pubs in villages are like gold-dust these days, so any attempt to close the pub 'The Plough' and sell land for development would be very sad indeed.	None	Comment noted.
99	11	Public Houses	We feel that the pub gardens are equivalent to 'green spaces' and should be given special protection.	None	Comment noted. Refer to Appendix 2: Green Spaces Assessment.
99	12	Public Houses	Keep the pub garden as a garden and not houses	None	Comment noted.

100	14	Public Houses	Garden space v. important for events	None	Comment noted.
101	16	Public Houses	Fine, though pushing it a bit to say the Plough is a hub of social interaction – hopefully it will become more so. Good point on value of gardens as venues for village events. Village Hall could be used for wakes.	None	Comment noted. Sentence removed.
102	17	Public Houses	Two inns in small villages must be adequate. Their future including costs and usages must be decided by those who use them.	None	Comment noted.
103	17	Public Houses	Funeral wakes have for many years also be held in Village Hall. Some may not care to use inns.	None	Comment noted. Sentence removed.
104	18	Public Houses	Would there not be a problem if owners said pub was not viable in its current form? Though I don't use it it is the only pub in the village and it would be a shame to lose it.	None	Comment noted.
105	20	Public Houses	Important to maintain the gardens with pub to make the pub suitable for community events and gatherings. Also the gardens offer 'green space' and child friendly play areas	None	Comment noted.
106	23	Public Houses	Might it be better to remove the reference (to a particular brewery) because there could be	Wording change suggested.	Comment noted. Change has been made.

			covenants in place to other types of pub owning companies?		
107	24	Public Houses	Obviously we support the retention of The Plough as a community meeting area, along with the Eight Bells.	None	Comment noted.
108	25	Public Houses	Every effort should be made to stop the proposed housing development in the Plough garden. Any development would be entirely out of context with the site.	None	Comment noted.
109	26	Public Houses	Pubs in general are in decline. Tenant foresee financial problems and apply to stay open longer followed by attracting late-night drinkers from near and far. Neighbours suffer accordingly. Far better to run the pub in a similar way to the excellent shop, i.e. run by the community. Watch this space...	None	Comment noted.
110	32	Public Houses	It is vital that the village doesn't lose its only remaining pub.	None	Comment noted
111	34	Public Houses	We must keep the pubs and their gardens. The gardens are an essential part of the business.	None	Comment noted.
112	36	Public Houses	The Village Hall is the venue for larger gatherings – not true to say the Plough is the only venue for a funeral reception	Correction suggested.	Agreed. Sentence removed.
113	37	Public Houses	Pubs belong to the old village tradition, and are not needed	None	Comment noted.

			now if they cannot attract business. And, what if 'the Plough' took off as a business - See policy 3		
114	40	Public Houses	Following the last unfortunate modernisation and re-vamp of the Plough several years ago resulting in a reduction in patronage and facilities there has been little encouragement for versatile use of the site, lack of imagination, lack of interest to reintroduce previous pub competitions. It just seems to have lost its way and needs a good look at who the pub wants to attract and how people will return to valuing this amenity.	None	Comment noted.
115	41	Public Houses	I hope that the garden at The Plough can be retained – a very valuable space for village events and a safe play area for children and families coming to the pub.	None	Comment noted.
116	49	Public Houses	I support this policy subject to change in the wording of 5a) line 5 '...or other agency agreed with and commissioned by the Parish Council, with experience etc... Maintain all other wording. We have now experienced the fact that the major agencies/valuers in this field are heavily	Wording change suggested.	Comment noted.

			dependent on their relationships with the large pub groups.		
117	51	Public Houses	The Plough, with all of its garden, are critical to village life, however the council needs to keep it's side of the bargain by encouraging use and supporting the tenant.	None	Comment noted.
118	53	Public Houses	If the villagers use the pubs they will thrive - if not, we shouldn't waste energy protecting them - just ensure any redevelopment conforms to whatever policies this plan eventually includes. (It is interesting to note that you had to go back to the Silver Jubilee for a decent photo:-)	None	Comment noted. Photo has been changed. See revised 6.4.2 and 6.4.3 in the NP
119	54	Policy 5: Public Houses	Strongly agree that it is vital that these public houses are retained for the community.	None	Comment noted.
120	55	Policy 5: Public Houses	Agree that the pubs in the village should be protected	None	Comment noted.

Policy 6: Business

<u>Comment Number</u>	<u>Responder Number</u>	<u>Part of Plan Referenced</u>	<u>Comment</u>	<u>Suggested Change</u>	<u>NP Response</u>
121	6	Business	As we are both retired, our need for business support is n/a	None	Comment noted.

122	14	Business	As long as it does not incur increase in flow of traffic through Appleton.	None	Comment noted.
123	15	Business	Parking is a serious issue at: - school drop off times -other events e.g. funerals, concerts, etc. Access to Badswell Lane is difficult and hazardous during these times.	None	Comment noted. Refer to section 6.7 Priority Community Projects in the NP.
124	17	Business	Policy 6.5.1 must strictly be observed.	None	Comment noted.
125	35	Business	As mentioned in B:3 the farms are huge businesses that are certainly contravening 6:1. The houses are close to the farms with increasing noise, light, emission and visual pollution. This is increasing and a lot of people think it should be addressed – some necessary but some not that could be looked at.	None	Comment noted. Supporting text to Policy 6 amended in the NP.
126	37	Business	It is unadventurous to say a business must not impact on the villages' character. The 'character' is of a dormitory area. This should be livened up. The allowable rural businesses, i.e. farms already cause adverse impact with their huge tractors.	None	Comment noted. Policy 6 in the NP is intended to encourage new business.
127	50	Business	We are living under a national administration which all too	None	Comment noted.

			<p>readily grants permissions to, and changes laws in favour of, corporations involved in extractive industries such as sand, aggregates, oil and gas, water etc. Geology seems to preclude danger from onshore oil and gas exploration, but both sand and water are diminishing resources, and we should remain vigilant around potential impacts from companies prospecting in these areas, both here in Appleton with Eaton, and in neighbouring parishes.</p> <p>We should also remain vigilant around potential threats arising from national infrastructure changes in areas abutting the Appleton with Eaton parish area. For example, if the Oxford-Cambridge Expressway national infrastructure project goes ahead, and if the proposed sub-route from the A34 in Abingdon, across Cothill Fen and joining the A420 at Besselsleigh goes ahead, this will bring a character and context change to Wooton and Cumnor which could</p>		
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			potentially impact upon Appleton and Eaton in a number of ways.		
128	51	Business	Support for home working should be considered, especially maintaining the availability of fast internet. Mobile phone service is not uniform across all providers and is a block to business.	None	Comment noted.

Policy 7: Connectivity

<u>Comment Number</u>	<u>Responder Number</u>	<u>Part of Plan Referenced</u>	<u>Comment</u>	<u>Suggested Change</u>	<u>NP Response</u>
129	1	Connectivity	Bus service requ'd urgently	None	Comment noted. Refer to section 6.7 Priority Community Projects in the NP.
130	1	Connectivity	Do bus services need to run every 20-30 minutes on main road?	None	Comment noted. Refer to section 6.7 Priority Community Projects in the NP.
131	6	Connectivity	I am happy with Gigaclear and the speed of the internet	None	Comment noted.
132	7	Connectivity	Demographic of parish residents (proportion 0-15 and proportion over working age) indicates strong need for bus service.	None	Comment noted.

133	7	Connectivity	Access to Thames Path would be an enhancement.	None	Comment noted. Refer to 6.7 Priority Community Projects in the NP.
134	10	Connectivity	This is no. 1 on my list. Access to public transport and being able to walk easily to the Thames is most important to me. A footpath along the lane to the A420 would be fantastic! The Seacourt P&R is always full now since the Westgate opened, so I don't drive into Oxford during the week, but catch the bus instead.	None	Comment noted. Refer to 6.7 Priority Community Projects in the NP.
135	11	Connectivity	Would add that connectivity has been lost through the closing of the Lock Road. The plan could mention a determination to regain access.	Wording change.	Comment noted. Refer to 6.7 Priority Community Projects in the NP. A Definitive Map Modification Order was applied for on the 25 th March 2019.
136	12	Connectivity	Re-instate the Doctor surgery asap	None	Comment noted. Refer to 6.3 in the NP.
137	12	Connectivity	Build a footpath to A420 before somebody is killed.	None	Comment noted.

					Refer to 6.7 Priority Community Projects in the NP.
138	15	Connectivity	<p>If you watch people walking from Eaton Road or Whites Forge to go down Oaksmere or Netherton Road you will see that most of them cross the road following the red dotted line in the plan shown below. (See Attachment A) They don't usually walk on the grass or the narrow muddy path round the war memorial. They cross the road at the widest point in the middle of the road junction which is dangerous.</p> <p>Pavements should be added to encourage pedestrians to use a safer crossing point. There should be pavement round the war memorial marked Y Y on the plan and in place of grass in front of the village hall marked as XX.</p> <p>This small but significant improvement would not cost much. Alternatively it could be done by village volunteers under council supervision.</p>	Suggested additional footpath.	<p>Comment noted.</p> <p>Refer to 6.7 Priority Community Projects in the NP.</p>

139	16	Connectivity	Not seen the connectivity study, but we agree with the priorities identified	None	Comment noted.
140	16	Connectivity	Sentence beginning 'Policy 8...' maybe should be before the Policy 8 text box.	Formatting changed suggested.	Comment noted. Formatting will be addressed in final stages.
141	18	Connectivity	Oaksmere is not the only danger. Crossing A420 at rush hour in fog is no fun either. I still can't believe that OCC are allowed to risk peoples lives to save money.	None	Comment noted. A420 is outside scope of NP.
142	23	Connectivity	It is extremely disappointing that the residents of the village can no longer enjoy access to the Thames via the Lock Road. This provided a route that all could enjoy and enhanced village life.	None	Comment noted. Refer to 6.7 Priority Community Projects in the NP.
143	25	Connectivity	Strenuous efforts should be made to restore the daily bus service through Appleton. This should be easier to achieve now that 'austerity' imposed by the national government is coming to an end.	None	Comment noted. Refer to 6.7 Priority Community Projects in the NP.
144	31	Connectivity	A bus service through the village and/or a pavement along Oaksmere would be very beneficial to enable	None	Comment noted.

			villagers to use public transport.		Refer to 6.7 Priority Community Projects in the NP.
145	34	Connectivity	We must have access to the Thames Path as we have always done.	None	Comment noted.
146	35	Connectivity	We need public transport. With an ageing population this need is going to increase – it is essential not just an optional extra.	None	Comment noted. Refer to 6.7 Priority Community Projects in the NP.
147	38	Connectivity	Residents and the village need a safe route to the bus stop on the A420.	None	Comment noted. Refer to 6.7 Priority Community Projects in the NP.
148	40	Connectivity	Lack of pedestrian safety to nearby public transport affects the independence, work and social opportunities for teenagers, pensioners and anyone without a car. Lack of suitable speed restrictions on roads to transport links have made young and old and carless particularly disadvantaged.	None	Comment noted. Refer to 6.7 Priority Community Projects in the NP.
149	41	Connectivity	As mentioned above, daily public transport and direct access to the Thames Path are very important.	None	Comment noted. Refer to 6.7 Priority Community Projects in the NP.

150	45	Polity 7: Connectivity	The proportion of residents over working age coupled with the proportion under 15 suggests that a regular bus service is required.		<p>Comment noted.</p> <p>Refer to 6.7 Priority Community Projects in the NP.</p> <p>This has been passed to the Parish Council to continue to liaise with OCC, Highway authority and MPs to provide more regular service.</p>
151	50	Connectivity	Why is the qualifier "where possible" used at Objective 8 (page 25)? Public access to land is essential, and its important that wording used doesn't provide loopholes.	Clarification requested.	Comment noted.
152	50	Connectivity	<p>It's great that public transport and local housing need are recognised as pressing issues, and that villagers seem supportive of policies around this. Thank you for this work, and please keep campaigning strongly on these issues.</p> <p>The bus stop on the opposite side of the A420 falls outside of the area of the Neighbourhood Plan, but could this please be mentioned somewhere</p>	None	Comment noted

			nevertheless? It's not currently got the status of a proper bus stop, which is worrying. In addition, trying to cross back over the road after you've got off the bus, especially at peak times, is like playing Russian Roulette with your life. People who don't have, or don't use, cars as their main method of transport do matter, and we should be encouraging others to reduce their car use. This doesn't stand a chance of happening when using the bus service involves so much risk to life and limb!		
153	51	Connectivity	Bring back local buses!	None	Comment noted. Refer to 6.7 Priority Community Projects in the NP.
154	53	Connectivity	Safe passage to A420 - no problem.	None	Comment noted. Refer to 6.7 Priority Community Projects in the NP.
155	53	Connectivity	Access to Thames Path - please add to the plan the need for a small footbridge at Appleton Landing.	Request for additional footbridge	Comment noted.

					Refer to 6.7 Priority Community Projects in the NP.
156	53	Connectivity	Reinstating the ferry at BLH would be nice - will be attractive to long distance walkers and The Eight Bells - but will benefit very few villagers, even those from Eaton.	None	Comment noted. Refer to 6.7 Priority Community Projects in the NP.
157	54	Connectivity	Essential that the community is allowed access to the River Thames/Thames Path via Northmoor Lock. There is significant evidence that being by water promotes good health and well being. There should be access for everyone.	None	Comment noted. Refer to 6.7 Priority Community Projects in the NP.

Policy 8: Priority Community Projects

<u>Comment Number</u>	<u>Responder Number</u>	<u>Part of Plan Referenced</u>	<u>Comment</u>	<u>Suggested Change</u>	<u>NP Response</u>
158	2	Priority Community Projects	Along with the change of location of the speed limits in the village, assuming this refers to extension not contraction, I support or propose the reduction in max permitted speed from 30mph to 20mph from Bridge House (Oaksmere)	None	Comment noted. Refer to additional wording 6.7 Priority Community Projects in the NP.

			to Whites Bell Foundry (Eaton Road) and to the postbox near the pond on Netherton Road.		
159	9	Priority Community Projects	No point in changing location of speed limits in the village if they aren't going to be enforced. Speeding is a real problem on the Eaton Road.	None	Comment noted. Refer to 6.7 Priority Community Projects in the NP.
160	10	Priority Community Projects	A ferry or footbridge at Bablock Hythe would open up so much more of the countryside to walkers and cyclists.	None	Comment noted. Refer to 6.7 Priority Community Projects in the NP.
161	14	Priority Community Projects	Absolutely	None	Comment noted.
162	15	Priority Community Projects	Apart from other issues, the tarmac path leading to Northmoor Lock is currently closed unless a permit is bought, because some people who own dogs are behaving in an irresponsible manner.	None	Comment noted.
163	16	Priority Community Projects	Access to Thames Path at Bablock Hythe via ferry is not ideal – access via Green Lane would be better.	None	Comment noted. Refer to 6.7 Priority Community Projects in the NP.
164	17	Priority Community Projects	Bus service through the village is vital. Two MPs have striven for this without success also several local people.	None	Comment noted.
165	17	Priority Community Projects	Pavement to A420 would be multi £ costly	None	Comment noted.

					Refer to 6.7 Priority Community Projects in the NP.
166	17	Priority Community Projects	No call for pavement beyond Millway Lane	None	Comment noted
167	18	Priority Community Projects	With respect to danger of walking down Oaksmere a project to remove dead wood/fallen trees from verges on Oaksmere would make this marginally safer.	None	Comment noted. Refer to 6.7 Priority Community Projects in the NP.
168	20	Priority Community Projects	Bus service through the village will provide elderly or people without cars to access Oxford for jobs, work, shopping, leisure, etc.	None	Comment noted. Refer to 6.7 Priority Community Projects in the NP. Comet Bus Service provides access to Oxford on Wednesday.
169	20	Priority Community Projects	Ferry @ Bablock Hythe will result in more cars going down the single lane through Eaton. There are no/v few passing places (using field gate entrances) and consideration of increase traffic and safety issues need to be high on priority list. As walkers, we have to hop onto the verge to let cars pass by. Perhaps restrict to pedestrians, horse-riders, cyclists, walkers and	None	Comment noted.

			(access for home owners and farm machinery/farm animals)?		
170	21	Priority Community Projects	Bus service through village would reduce need for pavement to A420 – currently this is very important.	None	Comment noted. Refer to 6.7 Priority Community Projects in the NP.
171	24	Priority Community Projects	We feel strongly that all five CP's are hugely important	None	Comment noted.
172	25	Priority Community Projects	Extension of Netherton Road footpath. Raise awareness of, and vigorously campaign against illegal parking on this and other footways.	None	Comment noted. Refer to 6.7 Priority Community Projects in the NP.
173	35	Priority Community Projects	The idea of reviving the ferry needs to be looked at closely – it is only a single track road and parking limited at the end.	None	Comment noted.
174	37	Priority Community Projects	This begins to sound like a plan!	None	Comment noted.
175	40	Priority Community Projects	If no public monies are available for reducing the speed limit on roads to bus services and sports amenities, this should not prevent residents from keeping pressing for these and keeping this topic high on the agenda of need.	None	Comment noted. Refer to 6.7 Priority Community Projects in the NP.
176	41	Priority Community Projects	I agree with all the proposals listed	None	Comment noted.

177	42	Priority Community Projects	While I support the use of CIL payments in principal, I believe the 5 priorities are too restrictive. There needs to be more flexibility and things change over time and what might appear to be important now becomes less important in the future. There needs to be an open priority which states something like 'or a community project that has now been identified which was not considered or thought possible at the time of making the plan.'	Wording change suggested.	<p>The NP is an evolving document which can be updated as circumstances change.</p> <p>Refer to this link: http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/delivering-infrastructure/community-infras</p> <p>Have a look at this link and let me know what you think?</p> <p>A CIL requirement is a budgetary decision, made by the appropriate council, which cannot be committed by a neighbourhood plan policy. A neighbourhood plan document can highlight the infrastructure that it believes should be prioritised, but it cannot commit CIL receipts, from a particular development.</p>
178	42	Priority Community Projects	Access to the Thames Path at Bablock Hythe should not be restricted to a ferry. A footbridge might also be more	None	<p>Comment noted.</p> <p>Refer to 6.7 Priority Community Projects in the NP.</p>

			appreciated and more sustainable long term.		
179	50	Priority Community Projects	I strongly support this policy, and would be glad to see strong campaigns around public transport, and getting the speed limit reduced between the A420 and Oaksmere. In respect of the campaign to get a pavement from Appleton village up to the bus stop at the A420, please could we also have a cycle path? Pedestrians are clearly in the most danger on this stretch of road, but cycling is also not pleasant, especially due to the behaviour of many drivers, and the provision of a separated cycle path would encourage people to connect to the bus service by bike (in line with county objectives to get more people in the workforce cycling and using public transport).	Additional cycling provision suggested	Comment noted. Refer to 6.7 Priority Community Projects in the NP.
180	50	Priority Community Projects	I would support the development of infrastructure for cycling around this area, and public education about this	None	Comment noted. Refer to 6.7 Priority Community Projects in the NP.
181	51	Priority Community Projects	Formal process for consultation on how best to deploy CIL?	None	Outside of scope of NP. Refer to this link:

					<p>http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/delivering-infrastructure/community-infras</p> <p>Have a look at this link and let me know what you think?</p> <p>A CIL requirement is a budgetary decision, made by the appropriate council, which cannot be committed by a neighbourhood plan policy. A neighbourhood plan document can highlight the infrastructure that it believes should be prioritised, but it cannot commit CIL receipts, from a particular development.</p>
182	52	Priority Community Projects	A restored bus service would be invaluable.	None	<p>Comment noted.</p> <p>Refer to 6.7 Priority Community Projects in the NP.</p>
183	52	Priority Community Projects	Access to Thames Path via ferry at Bablock Hythe is listed as a possible future project (page 27 in the Neighbourhood	Suggested word change.	Comment noted.

			<p>Plan brochure). Should this read 'via ferry at Appleton Landing' as is reported in Appendix 3 (cf Option 2 page 7)? This maybe a typo.... the Landing would seem to be a more practical location as more accessible to more residents of the Parish. Has the idea of a footbridge across the Thames at this point been considered? A footbridge could overcome any potential manning-of ferry difficulties but would require more initial financial input.</p>	<p>Refer to 6.7 Priority Community Projects in the NP.</p> <p>A footbridge across the Thames was considered but considered not financially viable by the Environment Agency per this e-mail sent to Claire Salmon on the 3rd May 2018:</p> <p><i>If I'm being honest the bridge and ferry are way beyond anything that the Agency would fund, in any way.</i></p> <p><i>We would support the principle of improving access to the river, but it is really beyond our navigation remit.</i></p> <p><i>We would be happy to consider formalising public access across the lock because we have not restricted access at any point.</i></p> <p><i>With my present hat on and that of a previous rights of way role I'd suggest to achieve anything looking at linking the existing route to</i></p>
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					<p><i>the lock is the most achievable across the lowest camping field.</i></p> <p><i>Sorry this is of limited value but that would be our present position.</i></p>
184	53	Priority Community Projects	Consider adding a small footbridge at Appleton Landing	Addition of footbridge suggested	<p>Comment noted.</p> <p>Refer to 6.7 Priority Community Projects in the NP.</p>
185	55	Priority Community Projects	Fully support a pavement or a safe pedestrian route along Oaksmere. The speed limit should be reduced to 40mph for the safety of people walking.	None	<p>Comment noted.</p> <p>Refer to 6.7 Priority Community Projects in the NP.</p>
186	55	Priority Community Projects	Efforts should be made to provide access from the village to Northmoor weir and lock for access to the Thames Path.	None	<p>Comment noted.</p> <p>Refer to 6.7 Priority Community Projects in the NP.</p>
187	56	Priority Community Projects	Current lack of bus service is a great detriment to the village	None	<p>Comment noted.</p> <p>Refer to 6.7 Priority Community Projects in the NP.</p>

Comment: Part C: Any other Comments

<u>Comment Number</u>	<u>Responder Number</u>	<u>Part of Plan Referenced</u>	<u>Comment</u>	<u>Suggested Change</u>	<u>NP Response</u>
188	1	Any other comments	Speed cameras required in both Eaton and Netherton Road as both are now becoming race tracks. Stupid parking around Church Walk at school run times: accident waiting to happen!	None	Comment noted. Refer to 6.7 Priority Community Projects in the NP.
189	2	Any other comments	I suggest the addition of a fixed or mobile speed camera to the Netherton Road beyond Cheers Farm to the end of the village as speeding cars are often observed in this part of the village.	None	Comment noted. Refer to 6.7 Priority Community Projects in the NP.
190	4	Any other comments	A well-written document carefully put together.	None	Comment noted. Thank you.
191	8	Any other comments	Permanent Thames Path access is particularly important and maybe should be given higher status.	None	Comment noted. Refer to 6.7 Priority Community Projects in the NP.
192	11	Any other comments	Well done to the steering group for putting this plan together.	None	Thank you.
193	11	Any other comments	Sad that access to Northmoor Lock and the Thames Path in the centre of the parish is not mentioned.	None	Comment noted. Refer to 6.7 Priority Community Projects and 6.6.2 in the NP
194	12	Any other comments	Address the car parking issue by The Pound which was caused by the new building at Pond Farm as residents used to be able to park here. Generally parking is becoming an issue throughout the village of Appleton.	None	Comment noted. Refer to 6.7 Priority Community Projects in the NP.
195	14	Any other comments	Most important: * Speeding on roads in and out of Appleton – need speed bumps, speed cameras,	None	Comment noted.

			better signposting (clearance of foliage so signs visible)		Refer to 6.7 Priority Community Projects in the NP.
196	15	Any other comments	Residents and otherwise are not parking responsibly along narrow lanes. All roads should be regularly checked for road damage and potholes.	None	Comment noted. Refer to 6.7 Priority Community Projects in the NP. Issues can be reported by the public on Fix my Street.
197	17	Any other comments	The Church, hardly mentioned in Plan, plays key role in Community and has been a blessing for many.	None	Comment noted.
198	17	Any other comments	Appleton Advertiser is not mentioned, though very informative.	None	The Advertiser is not mentioned in the NP but used throughout the consultation process.
199	17	Any other comments	Speed restriction through village has been spoken of for many years but still no success.	None	Comment noted. Refer to 6.7 Priority Community Projects in the NP.
200	17	Any other comments	Let us see improvements to Oaksmere before embarking on idea of pavement.	None	Comment noted
201	17	Any other comments	In Netherton Road, consideration should be given to demolishing front wall fronting 'The Pound', surfacing gardens to providing car parking and drop kerbing.	None	Comment noted.

202	17	Any other comments	Opposite side road, infill pond which is currently eyesore and serving no purpose. Hard surfacing and provide car parking.	None	Comment noted. The pond forms part of Green Space and is in the Conservation Area.
203	17	Any other comments	In meantime, double yellow lines fronting 'The Pound' would remove present dangerous parking.	None	Comment noted. Refer to 6.7 Priority Community Projects in the NP.
204	17	Any other comments	This is an appraisal mainly rather than a survey.	None	Comment noted.
205	18	Any other comments	Even with low scale development the issue of vehicles on pavements is a perennial problem. Contractors need their tools but often cannot park in drives due to space constraints. That pedestrians have to walk in the road is unacceptable.	None	Comment noted. Refer to 6.7 Priority Community Projects in the NP.
206	19	Any other comments	Well done to all those volunteers who put in so much for their time.	None	Thank you.
207	20	Any other comments	Are the policies of equal importance? or Policy 1 the most important. Does it matter?	None	All policies carry equal weight.
208	21	Any other comments	Thanks for everyone's hard work.	None	Thank you.
209	22	Any other comments	The plan has dealt with all of the concerns which I expressed in the initial survey and at the public meetings. It strikes a good balance between preservation and appropriate and necessary development. The hard work of those on the Steering Group is to be commended.	None	Comment noted. Thank you.

210	23	Any other comments	In section 2, 2.4 where village facilities are referred to, the tennis club should be included.	Addition of tennis club suggested.	Comment noted. Information has been added.
211	26	Any other comments	Why do some people using the Eaton and Netherton Roads see fit to excessively break the speed limit? (including mothers on the way to drop off children at the school.) Must we wait for a tragedy before anything is actioned?	None	Comment noted. Refer to 6.7 Priority Community Projects in the NP.
212	27	Any other comments	Vigorous efforts should be made to restore the previously available access for walking from Badswell Lane, Appleton to Northmoor Lock. This is a major loss and a determined effort should be made to restore it by negotiations.	None	Comment noted.
213	28	Any other comments	I would like to see some measures to improve safety in the village. 1. Reducing speed by radar speed display, speed humps or/and traffic calming chicane. 2. Safe zebra crossing places. This can be perfectly done while preserving the character of the village.	None	Comment noted. Refer to 6.7 Priority Community Projects in the NP.
214	29	Any other comments	Green Belt area to be retained.	None	Comment noted.
215	30	Any other comments	On the whole I think the Plan is a good one. One thing does strike me though - that the overall tone is one of maintaining the status quo. This is fine, but we also need to move forward and I feel there is little in the plan to encourage forward progress, e.g. encouragement for business/affordable homes.	None	New business will be encouraged and supported. Refer to policy 6 in the NP We are not allocating any sites because of the Green Belt policy.

216	32	Any other comments	While villages do need to develop and grow, if this is not carefully considered, they cease to be villages and lose the 'character' that so many people talk about. This village needs to be protected from large scale development.	None	Comment noted.
217	33	Any other comments	In section 2.3 the plan quotes the proportion of people over working age at 20.5% from the 2011 census – 8 years ago. This figure significantly underestimates the current situation. If for example Park Lane is representative of the village – estimate 47% (over working age or retired) in Park Lane! My point is that the plan does not comment on or address this issue. Indeed this may not be an issue at all in respect of planning or in any other aspect of the future (planning) of the village but I feel this is a subject that demands serious thought and comment.	None	Comment noted. The 2011 Census provides the most up to date data available as used by Vale of White Horse.
218	35	Any other comments	Please address the increasing pollution/disturbance of the farms	None	Comment noted. Supporting text to Policy 6 amended in the NP.
219	35	Any other comments	Push for public transport	None	Comment noted. Refer to 6.7 Priority Community Projects in the NP.
220	35	Any other comments	Move cautiously regarding the ferry	None	Comment noted.
221	35	Any other comments	Thanks for all your hard work!	None	Thank you.

222	36	Any other comments	I note that farms are to be protected, yet but a new development has appeared on a farmyard to take the place of farm buildings. This could be considered odd... A neighbour with a large garden/field was not allowed to develop: why not. There are a number of unexplained conflicts here.	None	Comment noted. All development is subject to planning and regulation.
223	37	Any other comments	Knowing how much work went into this, it is disappointing that is scope is so limited.	None	The scope of Neighbourhood Planning in legislation is found in Section 1: Introduction and Purpose of the NP.
224	37	Any other comments	I would have liked to hear how the village might plan for recreation, especially foot-path development and sustainability as in cutting car use.	None	Comment noted. Refer to 6.7 Priority Community Projects in the NP.
225	37	Any other comments	Initiatives for local food (this used to be a big market gardening area), tree-planting	None	Refer to Objective 5 in the NP. The Plan supports retention and enhancement of allotments.
226	40	Any other comments	Appleton has been shown to have more elderly residents than the average population.	None	Comment noted.
227	40	Any other comments	Maintaining facilities and building suitable high quality accommodation for one or 2 people would release family housing for younger people while allowing the single dwellers to remain less isolated in their own home and remain supported by friends and neighbours.	None	Comment noted.

228	41	Any other comments	I have lived in Appleton for nearly 43 years and loved living here – a wonderful friendly and supportive community. As I grow older, I need to think about access to doctors, dentists, shops, etc. With no public transport, I have decided to move so that I shall not be dependent on my car and friends. I have no family living nearby to assist me. Thank you Appleton!	None	Comment noted.
229	42	Any other comments	Forward page 2 – paragraph 2 – “two large sites” is an emotional comment and means nothing. In VoWH terns these were very small sites as large sites were deemed to be able to cater for over 200 homes. It would be better and more useful as a reference document for the future if the size of the areas were referred to instead	Clarification requested.	Comment noted. Wording changed. 'large 'omitted
230	42	Any other comments	Section 2 page 6: I understand that the VoWH classify the village as small so it would be better to refer to that as classifying the parish as a small parish, otherwise again it is meaningless and would be better expressed in terms of area, number of people or some other measure.	Wording change requested.	Comment noted. Designations have been checked and are correct and are in conformity with the Vale of White Horse classifications.
231	42	Any other comments	General comment about survey responses quotes – I cannot see in the plan nor the appendices criteria about the survey results – i.e. by this I mean you should be giving a brief summary of the survey – i.e. number of houses in parish, number of responses to the survey which drive the percentage references etc. There is a well-known saying lies, dam lies and statistic. For example (<i>Refer to Attachment B</i>). When you have a small sample size then small	None	Comment noted. Refer to Consultation Statement

			changes can alter the percentages very dramatically. The 10% response from 4000 homes is much more meaningful than 10% from 400 homes. If a few people replied in each case this has a dramatic impact. This is the same when you are talking about the population as well -- you need to provide the numerical data as well as just the percentages.		
232	42	Any other comments	Doctors surgery closing – it would be more useful to give the reason why it was closed also, especially when you are wanting to retain amenities and sustainable development. If you understand the reason for the closure then maybe some activity can be taken to reopen the surgery.	None	Comment noted. Refer to 6.3 of the NP.
233	42	Any other comments	Ensure sustainable growth page 11 – what does this mean? The village has not grown to sustain the Primary School - which is only kept open because over two thirds of the children come from outside the village.	None	The NP area covers Appleton with Eaton. The school catchment covers Appleton with Eaton, Besselsleigh, Fyfield & Tubney.
234	42	Any other comments	Which is a bit of a joke as this causes traffic congestion and yet then policy 3 ii states that any proposal will not lead to traffic congestion!”	None	Comment noted. Refer to 6.7 Priority Community Projects of the NP.
235	43	Any other comments	Our view is there is a degree of inconsistency when referring to businesses and facilities, and emphasising a selection of services and events, in particular for the pubs. For example, the Plough	None	Comment noted. Wording change made.

			includes "wakes" but not "music" (which it does). The Eight Bells also does "wakes".		
236	43	Any other comments	On the other hand, the Shop and the Church offer various services, but none are described. Clearly, this becomes a mine-field and is inappropriate in a public document, amounting to free advertising paid for by tax payers.	None	Comment noted.
237	43	Any other comments	The term "regular music" for the Eight Bells (Para. 6.4.2) is objected to. This suggests weekly or monthly amplified music, which is not the case. The annual beer/music event is accepted, notwithstanding that it is contrary to Para. 6.5.1-Policy 6. A minority of villagers attend and neighbours are obliged to put up with it. Furthermore, such listings may well detract from the notion of a rural and peaceful, small, community (re: Section 4 – Character) and impact on property values, for example.	None	Comment noted.
238	43	Any other comments	We have no problem with Section 4 and Objective 6 of the Plan. Nor would we object to terms such as "use of gardens", "social use", "venues for events" or "hosting clubs and societies" (requiring Para. 6.4.2 to be amended).	Wording change requested.	Comment noted.
239	44	Any other comments	Suspension foot bridge at Appleton Landing at the bottom of Green/Bads Well Lane would solve Thames Path access issue – and low cost.	None	Comment noted. This suggestion has been passed to the Parish Council.
240	45	Any other comments	The speed limit in the part of Oaksmere within the village, and in the centre of the village should be reduced.	None	Comment noted. Refer to 6.7 Priority Community Projects of the NP.

					This has been referred to the Parish Council with view to hold a traffic parking speed survey and take appropriate action.
241	46	Any other comments	<p>There is a road safety issue that I think needs to be addressed. There is a very narrow section of Eaton road - the bend in the road from the plough to Southby Close. There is a metal fence running along the pavement. The pavement is essentially 'single file' - therefore if two people are walking past each other (i.e. walking in opposite directions) one person is forced to step onto the road in order to pass. This is even more hazardous if one of the people involved has a buggy or is elderly.</p> <p>Furthermore the second of road running next to the pavement is narrow - and large vehicles cannot pass one another when traveling in opposite directions without mounting the already narrow pavement.</p> <p>There are frequently tyre marks from large vehicles on the pavement which is evidence of this fact. Any pedestrian walking along the pavement is at risk especially as there is no where to jump out of safety to due to the metal fence. Many children walk along this route to school and I know that other parents are concerned about it- this is clearly a safety issue for children walking to school and there is high potential for an accident to happen.</p>		<p>Comment noted.</p> <p>Refer to 6.7 Priority Community Projects of the NP.</p> <p>The Steering Group has passed this to the Parish Council to conduct survey of pavements and crossings points within the NP area.</p>

242	47	Any other comments	We need better mobile phone reception.	None	Comment noted.
243	48	Any other comments	Thank you for putting this plan together – a lot of hard work.	None	Thank you.
244	49	Any other comments	There is a literal at the foot of page 15, should read NPPF	Correction suggested.	Thank you Change has been made.
245	50	Local Green Spaces	Village Character Assessment - Area 5/Area 9C - Southby Close is also heavily used by car drivers dropping off and picking up from the school. I don't have a strong opinion about this, but Southby Close has not been mentioned specifically in relation to this, whereas other streets have been.	None	Comment noted.
246	50	Any other comments	It was interesting to see the information from the 2011 Census (included in supporting information to the Plan), and I've been reflecting on this in light of the Village Character Assessment. Apparently 83% of residents feel that "people from different backgrounds get on well together in the local area". This may or may not be the case, but there is actually little chance for the statement to be tested, as the actual demographics show that we don't have that much of a variety of people "from different backgrounds" living in Appleton with Eaton. For example, we are way below the national average for BAME community and population born outside the UK, we have higher than average people above the age of 65, and are within the top 10% for good public health within the UK. Not every area of Oxfordshire, let alone the UK, is so prosperous or stable, and we are very lucky. I believe, however, that resilient communities are ones which have	None	Comment noted

			learned to grow into diversity. I recognise that development needs to happen slowly and sensitively, but I think it would be a shame if Appleton with Eaton protected its "character" to the extent that it ended up as a dormitory village for London commuters, or a retirement spot for the comfortably off. I think we should encourage sensitive development which supports a diverse population, and we should welcome some change and see it as an opportunity, not a threat.		
247	50	Any other comments	I feel street lighting is sufficient in the village, and would campaign against light pollution, which is not appropriate in a rural area.	None	Refer to Policy 1 and Objective 2 in the NP.
248	50	Any other comments	It's great to see all the work which has been done around biodiversity. Thank you very much for that. Let's please cherish and champion our natural heritage and our wildlife. Being agricultural doesn't always correlate with a healthy natural environment, and anything which can be done to nurture positive community relationships with landowners and farmers to encourage them to protect and nurture ecosystems is valuable. I would be supportive of the development of "wildlife corridors" throughout the village and public education to support habitats where wildlife can thrive. Ecological collapse is a disastrous issue of our time, and we must do everything we can to try to restore and regenerate our environment	None	Refer to Policies 1 and 2 and Objective 2 in the NP.
249	50	Any other comments	Finally, climate breakdown, climate breakdown, climate breakdown... The Scoping Report undertaken during the preparation of the Neighbourhood Plan looks at the predicted impacts	Wording change requested.	Comment noted. The definition of 'sustainable' with

			of climate change on Appleton, and it is sobering to see how we will face greater extremes of rainfall and dry spells as we move through this century. As I've mentioned in my comments on Policy 1, it would be great to see wording amended to reflect the county-wide acknowledgement that we are in a state of climate emergency, not just climate change, and we owe future generations (and people in other communities now) a world, and indeed a local area and community, which are as resilient and creative as possible in the face of these coming changes.		regards to the NP is set by National Planning Policy and the Local Plan (NPPF paras 7-9) which (for the purposes of sustainable design and construction) is translated at a local level to Core Policies 1 and 40 of the Vale of White Horse Local Plan Part 1 See Objectives 1,2 and 3.
250	50	Any other comments	Apologies if I've gone on a bit in my comments. I wasn't living here when the preparatory work was done for this plan, and I'm sure you've been all around the houses discussing and researching these issues. I think you've done a phenomenal job, and worked so hard. Thank you. It can't have been easy. I'm really grateful to have neighbours who give a damn and put so much into their local community.	None	Comment noted. Thank you.
251	51	Any other comments	Many thanks to the Neighbourhood Plan Steering Group for all their hard work.	None	Comment noted. Thank you.
252	52	Any other comments	Re Badswell Lane - as referenced in the ' Character assessment Appendix 1': several of the general	Clarification requested.	Comment noted.

			<p>comments in the report can be misleading/confusing at times eg 'Badswell Lane is a mixture of terraced, semi-detached and detached houses..... mostly built in the 20th century...' A clearer distinction that the earlier part of the road has been assessed separately adding, for example, in each section 'this part of Badswell Lane' or 'the houses in this part of the lane beyond the conservation area' would be helpful.</p>		<p>See Area 5 and Area 9D (Conservation Area) of the Character Assessment.</p>
253	52	Any other comments	<p>The Badswell Lane assessment does seem to have reported many negative aspects. It is in fact generally a very peaceful lane. Aircraft, heavy traffic, farm traffic, school pick-up traffic are mentioned as though happening all the time rather than occasionally or in season. For example, 'frequent noise from large military aircraft' is an overstatement. It is occasional and must also be heard in other parts of the village yet I have not seen this referenced elsewhere. What purpose does it serve to be included in the report?</p>	None	<p>Comment noted. Wording has been changed.</p>
254	52	Any other comments	<p>'A large volume of campsite traffic' is also an overstatement - it is seasonal and sporadic (and has to have come through from other roads in the village to reach Badswell Lane). It might also be helpful to indicate that the campsite is by the River Thames, approached via the tarmac track.</p>	Clarification suggested.	<p>Wording has been changed. See Area 5 of the Character Assessment.</p>
255	52	Any other comments	<p>Badswell Lane is a delightful road in which to live....with its mix of houses, trees, grassy verges and open views towards the Thames valley. Wonderful sunsets can be seen here too, from the lane beyond the tennis courts and also from several</p>	None	<p>The Character Assessment was done using the Oxford Toolkit.</p>

			rear gardens. The final part of the appendix , not in the main body of text but in the grid templates, does come nearer to this but is almost an afterthought.		
256	52	Any other comments	I am glad that the well in Green Lane is included in the report as is of historic significance. However, I think its definition as a 'Roman Badger's Well' is probably debatable.	Correction suggested.	Agreed. Wording has been changed.
257	52	Any other comments	So much work must have gone into the production of this document and supporting documentation which comprehensively covers the parish.	None	Thank you.
258	53	Any other comments	Recognise that not only Badswell Lane is blighted by aircraft noise. Training flights overflying the village are getting more frequent and seemingly closer to the ground.	None	Comment noted. Wording amended.
259	53	Any other comments	Thanks to you all for your hard work.	None	Comment noted. Thank you.
260	53	Any other comments	Difficulty I had was that with the exception of Policies 4 and 5 it didn't really feel like AWE - it could be written about any small village in England. If possible please try to be a little more specific in any updates.	None	Comment noted.
261	54	Any other comments	I would like to say thank you to the hard working committee that have put this plan together. We have an amazing community and I feel that by adopting this plan we are taking the correct steps to protect and enhance the beautiful parish of Appleton with Eaton.	None	Comment noted and thank you

Insert A

<i>Homes</i>	<i>400 homes</i>	<i>4000 homes</i>
<i>10% reply to survey</i>	<i>40</i>	<i>400</i>
<i>10% of respondents concerned about an issue</i>	<i>4</i>	<i>40</i>
<i>No of replies</i>	<i>8</i>	<i>48</i>
<i>Percentage of respondents</i>	<i>20%</i>	<i>12%</i>

Statutory Bodies as required:

A local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority

Coal Authority

Homes England

The Homes and Communities Agency

Natural England

Environment Agency

The Historic Buildings and Monuments Commission for England

Network Rail Infrastructure Limited (company number 2904587)

a strategic highways company - any part of whose area is in or adjoins the neighbourhood area; (ia) where the Secretary of State is the highway authority for any road in the area of a local planning authority any part of whose area is in or adjoins the neighbourhood area, the Secretary of State for Transport;

the Marine Management Organisation (6);

Any person to whom the electronic communications code applies by virtue of a direction given under section 106(3)(a) of the Communications Act 2003; and

Any person who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority;

Where it exercises functions in any part of the neighbourhood area: a clinical commissioning group established under section 14D of the National Health Service Act 2006

Where it exercises functions in any part of the neighbourhood area: the National Health Service Commissioning Board;

Where it exercises functions in any part of the neighbourhood area: a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989

Where it exercises functions in any part of the neighbourhood area: a person to whom a licence has been granted under section 7(2) of the Gas Act 1986;

Where it exercises functions in any part of the neighbourhood area: a sewerage undertaker; and (v)a water undertaker;

Policy 1: Design Character and Content

<u>Comment Number</u>	<u>Name</u>	<u>Part of Plan Referenced</u>	<u>Comment</u>	<u>Suggested Change</u>	<u>NPSG Response</u>
262	Oxfordshire County Council	Design, Character and Content	We note that there are no housing allocations. There are restrictions to development given the Green Belt and Appleton being designated as a 'smaller village' in the adopted Vale of White Horse Local Plan Part 1 Core Policy 3: 'settlement hierarchy'. The Neighbourhood Plan Policy 1: 'design, character and context of the Neighbourhood Plan', outlines requirements for new development proposals to ensure they are keeping with local character and are proportionate in scale and meet the local housing needs, and/or provide local employment, services and facilities.	None	Noted
263	Oxfordshire County Council	Design, Character and Context	<p>The submitted pre-submission consultation makes only a passing reference to the historic environment.</p> <p>We would suggest the following policy is included.</p> <p>The Historic Environment: The parish's designated historic heritage assets and their settings, both above and below ground including archaeological sites, 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</p>	Suggested additional wording	<p>Agreed. Changes made</p> <p>Discovery of significant archaeological site. See Section 2.8 in the NP.</p>

			harm or loss and the significance of the heritage asset as set out in the National Planning Policy Framework (NPPF 2018).		
264	Vale of White Horse District Council	Design, Character and Context	<p>Page 13 – 6.1.5 – ‘The Appleton with Eaton Neighbourhood Plan has not allocated sites for development owing to restriction set out in national Green Belt policy. The National Planning Policy Framework (NPPF), makes clear the importance of Green Belts, and that boundaries should only be altered in exceptional circumstances as part of the review of a Local Plan.’</p> <p>The wording in paragraph 6.1.5 is no longer the case following the changes made in the revised NPPF 2019:</p> <p>Paragraph 136 of the revised NPPF states:</p> <p>‘Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating plans. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period. Where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through non-strategic policies, including neighbourhood plans.’</p> <p>We would recommend deleting or amending the paragraph to reflect the changes made in the NPPF and also to detail other reasoning for not allocating housing e.g the housing need and your position in the settlement hierarchy.</p>	<p>Suggested new wording</p> <p>Agreed. Wording update.</p>	<p>Adopted. Replaced existing 6.1.5 in the NP with new wording.</p> <p>No sites available owing to the tightness of</p>

					the Green Belt
265		Design, Character and Context	<p>Page 14 – Policy 1: Design, character and context</p> <p>We would suggest the policy text is amended to the following:</p> <p>‘New development proposals, including additions, alterations and change of use which demonstrably respect the overall character and features of the area (As set out in the Appleton with Eaton Character Assessment) will be supported.’</p> <p>We recommend the highlighted text below is moved to the supporting text:</p> <p>‘In particular, future development should have regard to the following features as assessed in the character assessment:</p> <ul style="list-style-type: none"> • Existing buildings • Spaces • Views • Landscaping • Ambience <p>The features set out above have been identified as contributing positively to the character of Appleton with Eaton and to good design.’</p> <p>By adding the word ‘features’ into the amended policy wording and deleting the suggested text above we are of the opinion that the policy will then relate to all types of development and the findings of the Character Assessment as a whole.</p>	Wording change.	Agreed. Changes made.

Policy 2: Local Green Spaces

<u>Comment Number</u>	<u>Name</u>	<u>Part of Plan Referenced</u>	<u>Comment</u>	<u>Suggested Change</u>	<u>NPSG Response</u>
266	Vale of White Horse District Council	Local Green Spaces	Page 16 – 6.2.4 The following areas are designated as Local Green Space We would advise (if not already done) that all landowners of the designated Local Green Spaces be contacted.	Suggested to contact land owners	Land owners have been contacted.
267	Vale of White Horse District Council	Local Green Spaces	Page 17 – Policy 2 -Local Green Spaces We advise that the Local Green Spaces you are designating should be detailed in the actual policy wording. The policy as it is currently worded reads quite negatively. We therefore recommend using similar wording as the made East Hagbourne Neighbourhood Plan which I have detailed below: 'The Neighbourhood Plan designates the following locations as Local Green Space, as shown on figure 11: • Butts Piece and Parish Allotments • Lawson's Orchard • Paddocks along Bakers Lane • Tudor House Allotments • Millennium Wood New development will not be supported on land designated as Local Green Space except in very special circumstances.'	Wording change suggested.	Agreed. Policy wording changed.

Policy 3: Village Facilities

<u>Comment Number</u>	<u>Name</u>	<u>Part of Plan Referenced</u>	<u>Comment</u>	<u>Suggested Change</u>	<u>NPSG Response</u>
268	Vale of White Horse District Council	Village Facilities	<p>Page 20- Policy 3: Village Facilities</p> <p>We are of the opinion the wording of Policy 3 as it currently stands is overly restrictive and unduly onerous, in particular through the criteria that must be met. We are also of the opinion that Policy 5 which is specifically aimed at Public Houses may work better if it is amended to a generic community facilities policy. We would therefore suggest Policy 3 is deleted and Policy 5 is reworded. Please see the comments below on Policy 5.</p>	Wording and formatting changes suggested	<p>Not accepted</p> <p>Informed by specific local circumstances</p>

Policy 4: Appleton Community Shop and Post Office

<u>Comment Number</u>	<u>Name</u>	<u>Part of Plan Referenced</u>	<u>Comment</u>	<u>Suggested Change</u>	<u>NPSG Response</u>
269	Vale of White Horse District Council	Appleton Community Shop and Post Office	<p>Page 21 – Policy 4: Appleton Community Shop and Post Office</p> <p>We would suggest adding ‘Development’ to the start of the policy to make it more specific to land use.</p> <p>‘Development proposals that enhance the shop as a community-run facility and result in the improvement of the shop and post office will be supported.’</p>	Additional wording suggested	Agreed. Word added.

Policy 5: Public Houses

<u>Comment Number</u>	<u>Name</u>	<u>Part of Plan Referenced</u>	<u>Comment</u>	<u>Suggested Change</u>	<u>NPSG Response</u>
270	Vale of White Horse District Council	Public Houses	<p>Page 23 – Policy 5: Public Houses</p> <p>We are of the opinion that Policy 5 which is specifically aimed at Public Houses may work better if it is amended to a generic community facilities policy.</p> <p>Following the examiners modifications on the Ashbury Neighbourhood Plan that had very similar wording we would recommend the policy is reworded to:</p> <p>‘Other than where specifically permitted as a result of existing permitted development rights or insofar as planning permission is required, proposals for the redevelopment of a building or land that comprises or accommodates a community facility will not be supported unless it can be shown that the facility: • is no longer viable; or • is no longer needed; or • can successfully be relocated within the relevant settlement.</p> <p>The facilities this policy applies to are:</p> <ul style="list-style-type: none"> • • • • ‘ <p>Please also add in the supporting text the following:</p> <p>‘Policy 5 identifies community facilities that will be safeguarded throughout the Plan period. This process reflects the way in which they contribute to sustainability of the wider neighbourhood area. In the event that a new facility is</p>	Policy wording and formatting change suggested.	The policy has been partly amended in line with the recommendations. As indicated in the response for comment 268, not all of the recommendations were accepted. This decision was informed by local circumstances.

			<p>established in the neighbourhood area it could be included in the schedule as and when the plan is reviewed.'</p> <p>The second part of the policy as worded we consider to be overly restrictive and unduly onerous. I have highlighted below an example of text which reflects this:</p> <p>'a) the public house has been marketed, for at least 12 months, as a public house free of tie and restrictive covenant (to particular brewery) and for alternative use as another type of community facility, with an agency agreed with the Parish Council, at a price agreed following independent professional valuation undertaken by the District Valuer, or other agency with experience and expertise of property values for public houses and community uses within the Plan area (paid for by the developer) and, there has been no interest in the building for such uses.'</p> <p>We would therefore recommend deleting the second part of the policy and amend the text as detailed above.</p> <p>The policy would also need to be renamed following the suggested changes to be a generic community facilities policy.</p>		
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Policy 6: Business

<u>Comment Number</u>	<u>Name</u>	<u>Part of Plan Referenced</u>	<u>Comment</u>	<u>Suggested Change</u>	<u>NPSG Response</u>
271	Vale of White Horse District Council	Business	Page 25 – Policy 6: Business We are of the opinion that the policy is not in general conformity with national and local policy.	Wording change	Policy amended in response to the comments received.

			<p>The Local Plan 2031 Part 1 identifies the following:</p> <p>Core Policy 28: New Employment Development on Unallocated Sites</p> <p>Proposals for new employment development (Use Classes B1, B2 or B8) will be supported on unallocated sites in or on the edge of, the built up area of Market Towns, Local Service Centres and Larger and Smaller Villages provided that the benefits are not outweighed by any harmful impacts, taking into account the following: i. the effect on the amenity of nearby residents and occupiers ii. the provision of safe site access for pedestrians and cyclists and for all types of vehicles likely to visit the sites, and measures to promote the use of sustainable modes of transport where possible, and iii. the scale, nature and appearance of the employment development and its relationship with the local townscape and/ or landscape character In the rural areas the re-use, conversion or adaptation of suitable existing buildings for employment will also be supported subject to criteria (i)-(iii) where applicable. Other rural proposals will be supported, provided that, in addition to criteria (i)-(iii) where applicable: iv. the proposal cannot reasonably be accommodated on employment land identified as vacant or developable, and v. it can be demonstrated that the proposal will benefit the local economy and will not undermine the delivery of the strategic employment allocations.</p> <p>Core Policy 13: The Oxford Green Belt The Oxford Green Belt area in the Vale, as amended following the local Green Belt Review, will continue to be protected to maintain its openness and permanence. Development will be permitted in the</p>		
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			<p>following settlements, which are inset to the Green Belt (as shown on the Adopted Policies Map), where the proposed development is within the existing built area of the village and in accordance with Core Policies 3 and 4:</p> <ul style="list-style-type: none"> • Appleton • Botley • Cumnor • Kennington • North Hinksey • Radley, and • Wootton <p>Proposals for inappropriate development will not be approved except in very special circumstances*. The construction of new buildings in the Green Belt is considered inappropriate except where they are:</p> <ol style="list-style-type: none"> i. buildings for agriculture or forestry ii. provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it iii. the extension or alteration of a building provided it does not result in disproportionate additions over and above the size of the original building iv. the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces v. limited infilling in Shippon, South Hinksey, Wootton Old Village and Wytham vi. limited affordable housing for local community needs as set out in Core Policy 24, or vii. limited infilling or the partial or complete redevelopment of previously developed sites, whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development. The following forms 		
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			<p>of development are also not inappropriate in the Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in the Green Belt:</p> <ul style="list-style-type: none"> • mineral extraction • engineering operations • local transport infrastructure that can demonstrate a requirement for a Green Belt location • the re-use of buildings, provided that they are permanent and of substantial construction, and • development brought forward under a Community Right to Build Order. * 'Very special circumstances' will not exist unless the potential harm, is clearly outweighed by other considerations (NPPF, Paragraph 88). <p>As currently written Policy 6 does not conform with the above Local Plan Policies. The following:</p> <p>'Proposals which can be demonstrated to improve existing businesses and encourage new businesses will be supported if they are in keeping with the villages' character and provided the following conditions are met:'</p> <p>Should be amended as this would not apply to the whole of the neighbourhood area as some types of new businesses would only be appropriate to the built up area of Appleton. The rest of the NDP area is covered by Green Belt where certain types of development are identified as inappropriate. Therefore we recommend that this policy only refers to Appleton.</p> <p>We would also recommend including the Local Plan Core Policy 13 in the 'Conforms with Core Policy' box.</p>		
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			<p>As the policy is currently worded we are of the opinion it is overly restrictive and unduly onerous through stating 'providing the following conditions are met.' We would therefore recommend the policy is amended to:</p> <p>Development proposals within Appleton to improve existing businesses and encourage new businesses will be supported that are in accordance with the development plan and where appropriate:</p> <ul style="list-style-type: none"> • Would not adversely impact on the amenity of neighbouring properties; or • Cause an adverse impact in regards to highway safety. 		
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Policy 7: Connectivity

<u>Comment Number</u>	<u>Name</u>	<u>Part of Plan Referenced</u>	<u>Comment</u>	<u>Suggested Change</u>	<u>NPSG Response</u>
272	Oxfordshire County Council	Connectivity	<p>Objective 8 of the Plan, and the accompanying appendix 4 (Community Connectivity) are noted and supported as they fully tie in with the aims of the adopted Oxfordshire Rights of Way Management Plan 2015-2025 www.oxfordshire.gov.uk/rowip</p> <p>The reported state of the local public rights of way is also noted and the appendix will be forwarded to Area Operations Team (South) for consideration. An additional suggestion is that the steering group work with parish council and local landowners to secure improvements and additional provision for locals.</p> <p>The intention to use CIL funds is noted. However, this should not preclude the seeking of s106 funds if there are any</p>	None	Noted

			developments that have a direct impact on certain rights of way or on land that could provide a useful utility or amenity route.		
273	Oxfordshire County Council	Connectivity	Policy 7 references a prior Community Connectivity Study. It would be useful to provide a web link to this document as it is not necessarily clear where to find the study. We would therefore suggest adding the below link: https://www2.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/communityandliving/communityplanning/plans/appletonwitheaton2010.pdf	Suggested add link to study	We have added clarity in referring to Appendix 4: Community Connectivity Assessment
274	Vale of White Horse District Council	Connectivity	We are of the opinion that the policy as it currently worded does not provide the clarity that is required by the NPPF. It is clear a lot of work has gone into gathering the evidence for the Community Connectivity study, however when detailed in the policy wording it is not clear to the reader what you are trying to achieve. It would bring more clarity to the policy if you referred to the connectivity study directly, rather than trying to summarise it. We would therefore suggest using wording similar to the Adopted Brightwell-cum Sotwell NDP as detailed below: “Policy BCS13: Footpaths & Bridleways Proposals for development adjoining a public footpath or bridleway should have regard to the Community Connectivity Study and through maintaining the rural character of the footpaths or bridleways. Proposals to create new pedestrian and cycle links from adjoining development schemes to a public footpath or bridleway will be supported, provided they avoid or minimise the loss of mature trees and hedgerows and use materials that are consistent with a rural location.”	Wording change suggested.	Clarifying amendments appropriate to local needs made

275	Vale of White horse District Council	Connectivity	Comments from Leisure Development Officer: My only comment is for section 6.7 Community Projects. In the Leisure study it identifies potential projects for the Tennis club as needing floodlights and pitch works to Cricket / Football pitch. If this work has not already been completed it would be good to identify these as potential future projects.	Clarification suggested	Noted: Floodlights have been installed. Pitch works are ongoing.
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Policy 8: Priority Community Projects

<u>Comment Number</u>	<u>Name</u>	<u>Part of Plan Referenced</u>	<u>Comment</u>	<u>Suggested Change</u>	<u>NPSG Response</u>
276	Oxfordshire County Council	Priority Community Projects	Objective 9 and Policy 8 suggest a list of proposed improvements to village infrastructure through the use of money obtained from the Community Infrastructure Levy (CIL). The proposed introduction of a new bus service through the village would need to be funded via Section 106 agreements instead of CIL, as this service would not be considered infrastructure. This item should therefore be removed from the list of 'infrastructure proposals' and referred to elsewhere. It is also worth noting, Section 106 money to fund a new bus route would be dependent on the service's viability relative to the scale of the development.	Wording change suggested.	Noted Wording has been changed.
277	Vale of White Horse District Council	Priority Community Projects	Page 27 – Policy 8: Community Projects. A CIL requirement is a budgetary decision, made by the appropriate council, which cannot be committed by a neighbourhood plan policy. A neighbourhood plan document can highlight the infrastructure that it believes should be prioritised, but it cannot commit CIL receipts, from a particular development. We have recently received the Examiner's report for the Uffington and Baulking Neighbourhood Plan which also	Wording and formatting change suggested.	Comment accepted and relevant changes made.

			included a CIL policy. The examiner identified that the policy made a strong relationship between potential new development and the health and well-being benefits which may arise from the local application of Community Infrastructure Levy (CIL) monies. However, they considered that it was not a policy as it identifies the ways in which the Parish Council will apply the local elements of CIL rather than guiding land use. On this basis we would recommend Policy 8 was deleted. If you wish to maintain the wording we would suggest this was moved to the supporting text.		
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Comment: Part C: Any other Comments Insert OCC overall comment

<u>Comment Number</u>	<u>Name</u>	<u>Part of Plan Referenced</u>	<u>Comment</u>	<u>Suggested Change</u>	<u>NPSG Response</u>
278	Cumnor Parish Council		None	None	None
279	Besselsleigh Parish Meeting	Any other comments	There is little in the report that either touches on or about which Besselsleigh should have opinions but I'm wondering whether there should be more emphasis on potential traffic problems. There is already serious deterioration in the state of the lane that runs from the A420 through Besselsleigh towards Eaton. We are of the opinion that the lane is rapidly becoming unfit for purpose with large potholes appearing in the verges. Cars are wider, home deliveries more frequent and farm traffic significant. One is now more likely to meet an oncoming vehicle than not when driving down the lane. However, our concern, which will also affect Appleton, is with the very significant amount of building which is going on along the length of the A420 and which is already increasing the use of Besselsleigh and Appleton as a rat run on	None	Noted. Refer to 6.7 Priority Community Projects in the NP.

			<p>a daily basis as the A420 increasingly can't cope with the volumes of traffic.</p> <p>I am clear that increased traffic will cause more and potentially dangerous problems for parking, taking children to school, using the village shop, church, pub and other amenities.</p> <p>Are there any steps that the Parish Council could put into the Plan to hinder or reduce the increasing flow of through traffic?</p>		
280	Tubney and Fyfield		None	None	None
281	Northmoor Parish Council		None	None	None
282	Marcham Parish Council		None	None	None
283	Stanton Harcourt Parish Council		None	None	None
284	West Oxfordshire District Council		None	None	None
285	Vale of White Horse District Council	Any other comments	<p>Page 2 – Forward by the Parish Council chairman, third paragraph, Last sentence ,‘The Neighbourhood Plan was formally designated in June 2016.’ :</p> <p>We would recommend amending the sentence to include ‘Area’ as it is the Neighbourhood Plan Area that was designated not the ‘Neighbourhood Plan’.</p>	Wording change suggested	Agreed and wording amended.

			'The Neighbourhood Plan Area was formally designated in June 2016.'		
286	Vale of White Horse District Council	Any other comments	<p>Page 5 – paragraph 1.8</p> <p>'Once approved at a referendum, the Plan becomes a statutory part of the development plan for the area and will carry significant weight in how applications are decided.':</p> <p>As highlighted in yellow please amend 'significant weight' to full weight'.</p>	Wording change suggested	Agreed and wording amended.
287	Vale of White Horse District Council	Any other comments	<p>Page 5 – 1.9 : 'Although there is considerable scope for the local community to decide on its planning policies, Plans must meet six 'basic conditions'. These are:'</p> <p>We would recommend amending the following text as there are more than 6 basic conditions (although only 6 apply to neighbourhood plans) to:</p> <p>'Although there is considerable scope for the local community to decide on its planning policies, Plans must meet the basic conditions that apply to neighbourhood plans. The relevant basic conditions are:</p> <ul style="list-style-type: none"> • having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan). • the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development. • the making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area). 	Wording change suggested	Agreed and wording amended.

			<ul style="list-style-type: none"> • the making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations. • prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan). • The making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.' 		
288	Vale of White Horse District Council	Any other comments	<p>Page 7 -Map 2: Green Belt boundary Page 8 – Map 3: Appleton Conservation Area Page 17- Map 4: Green Spaces in Appleton</p> <p>Please source the maps</p>	Clarification requested	Source added.
289	Vale of White Horse District Council	Any other comments	<p>Page 9 – Section 3: Local Issues</p> <p>'The following were raised as local issues by the Steering Group, through a survey and by comments at events held during the production of the Plan.'</p> <p>Please re-word this sentence as it reads that the issues raised were by the Steering Group rather than the results found from the wider community through the surveys and comments that were provided at the events.</p>	Wording change suggested	Wording clarified
290	Vale of White Horse District Council	Any other comments	<p>Comments from Urban Design Officer: I have had a look at both the Neighbourhood Plan for Appleton with Eaton and the Character Assessment in Appendix 1.</p> <p>The character assessment in Appendix 1 is very comprehensive and I welcome the fact that they have used a well-known character assessment toolkit such as the one produced by Oxford City. There is however little in terms of materials used in the village over time. I appreciate that they</p>	Formatting change suggested	Comment noted.

			have focused on materials in the templates at the end of the character assessment but I would perhaps also summarise the material palette used under the 'buildings' heading for each area identified just before the templates section.		
291	South Oxfordshire District Council		None	None	None
292	The Coal Authority		None	None	None
293	Homes England		None	None	None
294	Natural England		None	None	None
295	Environment Agency		None	None	None
296	Historic England	Any other comments	I am happy to confirm that historic England have no objections to the proposed policies set out within the plan. We are pleased to congratulate the Parish Council on the inclusion of the village character statement, which we find to be a very helpful and clear document.	None	Thank you.
297	Network Rail		No response	None	None
298	Highways England		No response	None	None
299	Marin Management Organisation		None	None	None
300	BT		None	None	None
301	EE		None	None	None
302	Three		None	None	None

303	EMF Enquiries – Vodaphone and O2		None	None	None
304	Gigaclear		None	None	None
305	Mono Consultants Limited		None	None	None
306	Oxfordshire Clinical Commissioning		None	None	None
307	NHS England		None	None	None
308	Wood E&U Solutions UK on behalf of National Grid)		None	None	None
309	National Grid (Development)	Any other comments	<p>National Grid has identified the following high voltage overhead powerline as falling within the Neighbourhood area boundary:</p> <ul style="list-style-type: none"> • 4TE Route - 400kV two circuit route from Cowley substation in South Oxfordshire to Minety substation in Wiltshire Unitary Authority. <p>From the consultation information provided, the above overhead powerline does not interact with any of the proposed development sites.</p> <p>Gas Distribution – Low / Medium Pressure Whilst there are no implications for National Grid Gas Distribution’s Intermediate / High Pressure apparatus, there may however be Low Pressure (LP) / Medium Pressure (MP) Gas Distribution pipes present within</p>	None	Comment noted.

			proposed development sites. If further information is required in relation to the Gas Distribution network, please contact plantprotection@cadentgas.com		
310	Cadent		None	None	None
311	Scottish and Southern Energy Power		None	None	None
312	UK Power Networks		None	None	None
313	Thames Water	Any other comments	New development should be co-ordinated with the infrastructure it demands and to take into account the capacity of existing infrastructure. Paragraph 20 of the National Planning Policy Framework (NPPF), February 2019, states: “Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for... infrastructure for waste management, water supply, wastewater...”	None	Comment noted.
314	Thames Water	Any other comments	Paragraph 28 relates to non-strategic policies and states: “Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure...”	None	Comment noted.
315	Thames Water	Any other comments	Paragraph 26 of the NPPF goes on to state: “Effective and on-going joint working between strategic policy-making authorities and relevant bodies is integral to the production of a positively prepared and justified strategy. In particular, joint working should help to determine where additional infrastructure is necessary...”	None	Comment noted.
316	Thames Water	Any other comments	The web based National Planning Practice Guidance (NPPG) includes a section on ‘water supply, wastewater and water	None	Comment noted.

			quality' and sets out that Local Plans should be the focus for ensuring that investment plans of water and sewerage/wastewater companies align with development needs. The introduction to this section also sets out that: "Adequate water and wastewater infrastructure is needed to None support sustainable development" (Paragraph: 001, Reference ID: 34-001-20140306).		
317	Thames Water	Any other comments	The way water and wastewater infrastructure will be delivered has changed. From the 1st April 2018 all off site water and wastewater network reinforcement works necessary as a result of new development will be delivered by the relevant statutory undertaker. Local reinforcement works will be funded by the Infrastructure Charge which is a fixed charge for water and wastewater for each new property connected. Strategic water and wastewater infrastructure requirements will be funded through water companies' investment programmes which are based on a 5 year cycle known as the Asset Management Plan process.	None	Comment noted.
318	Thames Water	Any other comments	In light of the changes which took effect in April 2018, and which are set out above, we would request that a paragraph is included in the Neighbourhood Plan which states: "Developers need to consider the net increase in water and waste water demand to serve their developments and also any impact the development may have off site further down the network, if no/low water pressure and internal/external sewage flooding of property is to be avoided. Thames Water encourages developers to use their free pre-planning service (https://www.thameswater.co.uk/preplanning). This service can tell developers at an early stage if there will be capacity in	None	Comment noted. No development sites are allocated.

			Thames water and/or wastewater networks to serve their development, or what they will do if there is not. The developer can then submit this communication as evidence to support a planning application and Thames can prepare to serve the new development at the point of need, helping avoid delays to housing delivery programmes.”		
319	Vale of White Horse District Council		Response from Conservation Officer: The Character Assessment is well written, thorough and consistently approaches all the various areas in the plan area. It provides a good evidence base for Policy 1. I have no further comments on the implications of the plan for built heritage as it is consistent with local and national planning policy	None	Thank you.

voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area;

<u>Comment Number</u>	<u>Name</u>	<u>Part of Plan Referenced</u>	<u>Comment</u>	<u>Suggested Change</u>	<u>Response</u>
320	OCVA		None	None	None
321	OX13		None	None	None
322	Women’s Institute		None	None	None
323	Beavers/Rain bows		None	None	None
324	Brownies		None	None	None
325	Scouts		None	None	None
326	Cubs		None	None	None
327	Pre-school		None	None	None
328	Toddlers		None	None	None
329	Evergreens		None	None	None
330	Appleton Parochial		None	None	None

	Church Council				
331	Playground Committee		None	None	None
332	Appleton Village Hall Management Committee		None	None	None
333	Appleton with Eaton Tennis Club		None	None	None
334	Appleton Cricket Club		None	None	None
335	Besselsleigh Wood Group		None	None	None
336	Appleton Society of Change Ringers		None	None	None
337	Appleton with Eaton History Group		None	None	None
338	The Appleton and Eaton Gardening Club		None	None	None
339	Appleton Weekly Craft and Chat Group		None	None	None

340	Appleton St Laurence Heritage Trust (ASLHT)		None	None	None
341	Age UK Oxfordshire		None	None	None
342	Oxfordshire Youth		None	None	None
343	Three Villages Comet Bus Group		None	None	None
344	Appleton Volunteer Transport Scheme		None	None	None
345	Appleton Football Club		None	None	None

Bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area;

<u>Comment Number</u>	<u>Name</u>	<u>Part of Plan Referenced</u>	<u>Comment</u>	<u>Suggested Change</u>	<u>Response</u>
346	Appleton Church of England Aided Primary School		None	None	None

347	Matthew Arnold School		None	None	None
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bodies which represent the interests of different religious groups in the neighbourhood area;

<u>Comment Number</u>	<u>Name</u>	<u>Part of Plan Referenced</u>	<u>Comment</u>	<u>Suggested Change</u>	<u>Response</u>
348	Diocese of Oxford		None	None	None
349	St Laurence Church		None	None	None
350	Appleton Chapel		None	None	None

bodies which represent the interests of persons carrying on business in the neighbourhood area;

<u>Comment Number</u>	<u>Name</u>	<u>Part of Plan Referenced</u>	<u>Comment</u>	<u>Suggested Change</u>	<u>Response</u>
351	Abingdon Chamber of Commerce		None	None	None
352	AH Cornish		None	None	None
353	Appleton Community Shop		None	None	None
354	Cheers Farm		None	None	None
355	Field Farm		None	None	None
356	Manor Farm		None	None	None

357	The Plough Inn		None	None	None
358	The Eight Bells		None	None	None
359	Whites of Appleton		None	None	None
360	WG Carter Ltd		None	None	None
361	Advanced Electrical		None	None	None
362	Hills (quarries)		None	None	None
363	Magdalen College – landowner		None	None	None
364	St Johns College – landowner		None	None	None
365	Sovereign Housing		None	None	None
366	Green Square		None	None	None

bodies which represent the interests of disabled persons in the neighbourhood area.

<u>Comment Number</u>	<u>Name</u>	<u>Part of Plan Referenced</u>	<u>Comment</u>	<u>Suggested Change</u>	<u>Response</u>
367	Appleton Trust		None	None	None
368	Oxfordshire Association for the Blind		None	None	None

369	Clean Slate		None	None	None
370	Enrych Oxfordshire		None	None	None
371	SCOPE: Equality for disabled people		None	None	None
372	Riding for the Disabled		None	None	None

Other

<u>Comment Number</u>	<u>Name</u>	<u>Part of Plan Referenced</u>	<u>Comment</u>	<u>Suggested Change</u>	<u>Response</u>
373	Layla Moran – MP		None	None	None
374	Oxfordshire County Councillor – Anda Fitzgerald- O'Connor		None	None	None
375	District Councillor – Jerry Avery		None	None	None
376	Oxfordshire Local Enterprise Partnership		None	None	None
377	Botley Medical Centre		None	None	None
378	Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust		None	None	None
379	Sustrans		None	None	None

380	Oxfordshire Health Trust		None	None	None
381	OXTRAG		None	None	None
382	Sport England		None	None	None
383	Council for Protection of Rural England		None	None	None
384	English Heritage South East Region		None	None	None
385	Citizens Advice – Abingdon-on-Thames		None	None	None
386	Thames Valley Air Ambulance		None	None	None
387	Whites Coaches: Appleton Primary School		None	None	None
388	Heyfordian Travel: Matthew Arnold School		None	None	None
389	Julian Morris: Landowner Appleton		None	None	None
390	Tobey Blackwell: Landowner Appleton		None	None	None
391	Known Landowner Appleton		We have a hard copy We will respond but Meanwhile We congratulate those who have worked so hard to produce this	None	Thank you.
392	Known Landowner Appleton		None	None	None

393	Known Landowner Appleton		None	None	None
394	Ramblers Association		None	None	None
395	The Open Spaces Society		None	None	None
396	Go Active Gold		None	None	None
397	Trustees of Almshouses		None	None	None

Note: Comments have been taken directly from the Questionnaires/electronic responses.

**Proposed Appleton Village Community Project
Safe Pedestrian Crossing - Whites Forge to Village Hall**

If you watch people walking from Eaton Road or Whites Forge to go down Oaksmere or Netherston Road you will see that most of them cross the road following the red dotted line in the plan shown below. They don't usually walk on the grass or the narrow muddy path round the war memorial. They cross the road at the widest point in the middle of the road junction which is dangerous.

Pavements should be added to encourage pedestrians to use a safer crossing point. There should be pavement round the war memorial as marked Y Y on the plan and in place of grass in front of the village hall as marked XX.

This small but significant improvement would not cost much. Alternatively it could be done by village volunteers under council supervision.

Michael Mead
40 Badswell Lane, Appleton, OX13 5JN.



ATTACHMENT B

Homes	400 Homes	4000 Homes
10% reply to survey	40	400
10% of respondents concerned about an issue	4	40
No of replies	8	48
Percentage of respondents	20%	12%