WARBOROUGH and SHILLINGFORD

NEIGHBOURHOOD DEVELOPMENT PLAN



2025 Review

Consultation Statement

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1. Introduction

This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012. These require that when a qualifying body submits a Neighbourhood Plan or a Review of the Plan to the local planning authority it must also provide a Consultation Statement.

Part 5 of the Regulations sets out what a Consultation Statement should contain:

- Details of the people and bodies who were consulted about the proposed neighbourhood plan and explanation of how they were consulted
- A summary of the key issues and concerns raised by the people consulted
- A description of how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood plan

This Consultation Statement sets out:

- The background to preparation of the review of the made 2018 Warborough and Shillingford Neighbourhood Plan (**WSNP**)
- A summary of the engagement and consultation that has helped to shape and inform the preparation of the Warborough Shillingford Reviewed Neighbourhood Plan (**WSRNP**)
- Details of those consulted about the WSRNP at the various stages of plan review preparation, and the extent to which efforts were made to ensure the WSRNP was prepared with support and input from the local community
- A description of the changes made to policies as the WSRNP emerged in response to consultation, engagement, and critical review.

The process and techniques involved in seeking community engagement and preparing the Reviewed Submission Plan were appropriate to the purpose of the Plan. The extent of engagement is considered by the Warborough and Shillingford Neighbourhood Plan (WSNP) Steering Committee (**SC**) to fulfil the obligations set out in the Regulations. The Consultation Statement supports and describes the process of plan making as envisaged through the Localism Act 2011 and the associated Regulations and sets out how it has been applied in for the review of the made WSNP. This has improved the Plan and ensured that it best meets community expectations and the aspirations of the Parish Council.

2. Conclusions

The WSRNP 2025 is the outcome of 2 years of community engagement in various forms. It builds on a set of locally specific planning policies as part of the made WSNP, intended to guide development management decisions on planning applications, so that they better reflect the community's expectations concerning controls and support for development in Warborough and Shillingford.

We have received considerable support and guidance from many sources during the plan-review process. We are satisfied that the outcome from that support, and the manner in which updated community aspirations have been captured through the revised and proposed planning policies, provides a neighbourhood plan which builds on the policies introduced in 2018 and lends sufficient support to appropriate sustainable development proposals as they arise.

The WSRNP provides a set of planning policies that seek to support and guide decisions on sustainable development proposals. We believe that the draft WSRNP is a fair reflection of the majority of views expressed by the local community throughout the various stages of plan preparation.

All legal obligations regarding the review of neighbourhood plans have been adhered to by the WSNP SC. The draft WSRNP is supported by a Basic Conditions Report and by this Consultation Statement both of which adequately cover the requirements set out in the Regulations.

Warborough Parish Council has no hesitation in presenting the Plan as a policy document that has the support of the majority of the local community who have been engaged in its preparation.

This Consultation Statement completes the range of tasks undertaken to demonstrate that publicity, consultation, and engagement on the review has been meaningful, effective, proportionate, and valuable in shaping the Plan which will benefit residents in the Warborough & Shillingford Neighbourhood Plan Area by promoting sustainable development.

3. Approach to Consultation

The aims of the Warborough and Shillingford Neighbourhood Plan review consultation process were:

- To involve as much of the community as possible throughout all consultation stages of the Plan review process.

- To carefully consider all feedback so that the Plan review was informed by the views of local people and other stakeholders from the start of the Neighbourhood Planning review process

- To ensure that consultation events took place at critical points in the process where decisions needed to be taken

- To engage with as wide a range of people as possible, using a variety of approaches and communication and consultation techniques

- To ensure that results of consultation were fed back to local people and available to read via the Warborough Parish Council website as soon as possible after the consultation events.

- Guided by external advisors Bluestone Planning, the WSNP SC worked to a consultation strategy which included a plan of consultation activities (see Appendix 5.2).

- At key stages consulted with PC as according to the Decision Making section of the WSRNP Terms of Reference document:

DECISION MAKING

"In accordance with its set-up outside the LGA 1972, the Steering Group cannot make "decisions" on behalf of the Parish Council. It may, of course, in the manner of all working groups, make wide-ranging operational decisions. Those decisions considered significant stage-gates in the process, will be referred, with recommendation, to the Parish Council to be debated at a public meeting. In this way, though much of the work of the Steering Group will be carried out in private, those decisions considered most significant in the process will be taken in public by the Parish Council. These stage gates will be identified by the Steering Group, including its Parish Council appointed representatives, as the review develops. The Parish Council will incorporate identified stage-gates in their meeting agendas as requested by the Steering Group, and work with the Steering Group to ensure they are appropriately recorded."

4. Consultation and Engagement

Given the importance of consultation and engagements, the WSNP SC engaged a wide variety of consultation techniques.

- 4 public meetings – thoroughly advertised and well attended

- Walking workshop – Morning and afternoon 2.5-hour sessions

- Over 15 every-door-delivered parish magazine articles
- Over 10 email updates (to the village email with 370 members)
- A presence on the Parish Council's website for key documentation
- Posters and notifications on Parish noticeboards

The WSNP SC held open meetings to involve and seek feedback from the whole village at key stages:

- 10 March 2023 - Review Workshop, Greet Hall (35 attendees)
- 18 October 2023- Strategic Review, Greet Hall (48 attendees)
- 30 October 2024 – Villages Consultation Event, Greet Hall (54 completed attendee surveys)
- Additionally, 15 x People and nature consultations with Landowners and local Biodiversity Champions through the period 8 July – 13 September 2024

Details of all the events and activities, how many people participated and what was discussed, are documented in Appendix 5.2.

4.1 NP AREA

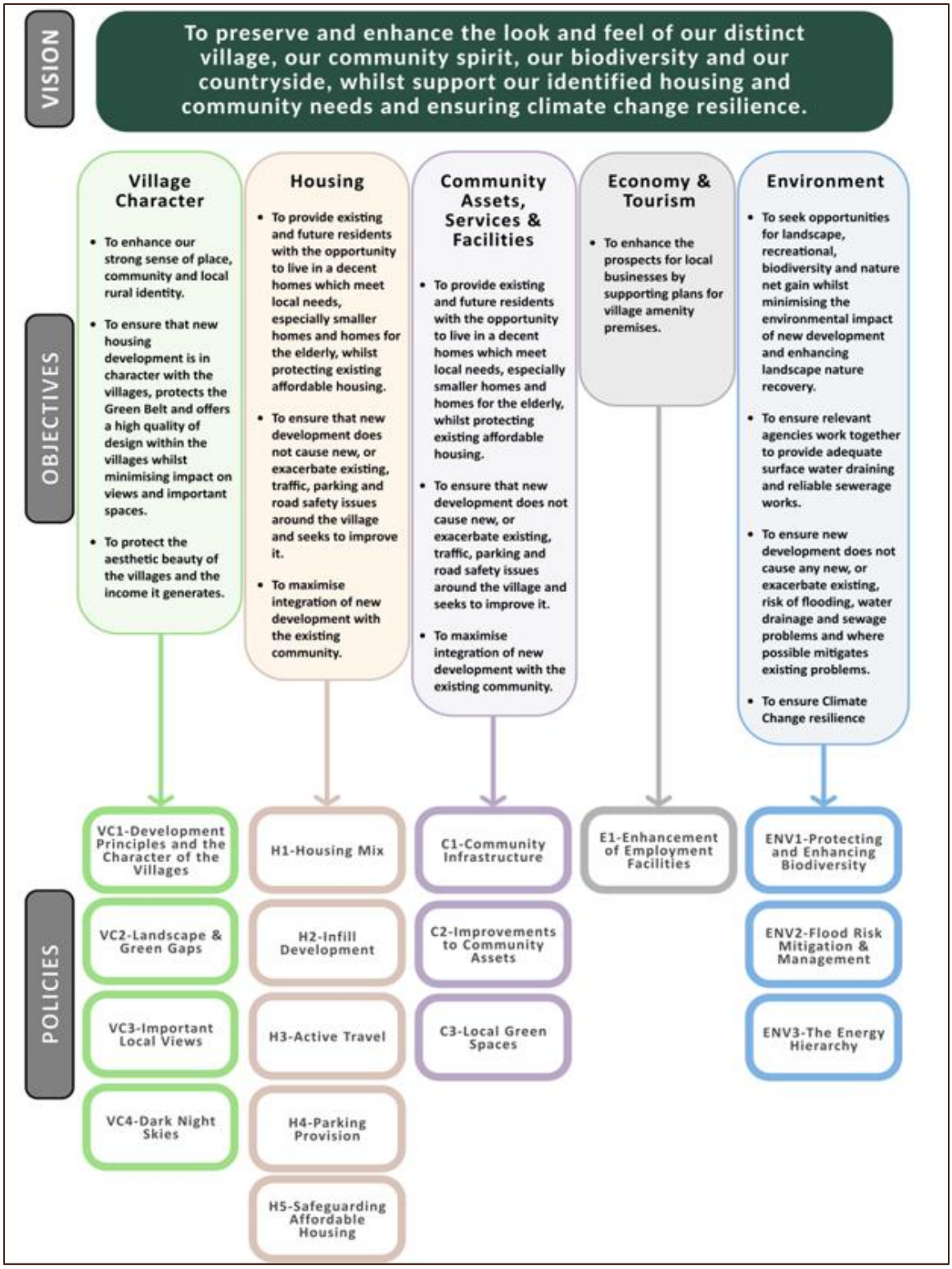
This review focused on the made WSNP 2018. The designated area was consulted on and agreed and has not changed

4.2 SCOPE AND THEMES

The scope and themes of the review remain consistent with those of the made WSNP 2018

4.3 OBJECTIVES

The WSNP Vision, Objectives and Policies cascaded from a strategic direction (vision), thorough to directions of travel (objectives) and ultimately, planning laws (policies) which formed the basis of planning decisions in this parish. During the review, 2 consultation events (March 2023, October 2023) sought to clarify and add detail to the existing Vision and Objectives. A revised Vision and Objectives statement emerged, including minor modifications with an Environmental focus, into which existing objectives, with further clarification around sustainable energy, were structured. These were discussed at public events in March 2023, October 23 and at a 'stage gate' November 2023 WPC meeting, reviewed with SODC and then finalised and presented as a final draft to a WPC Meeting in May 2024. Feedback was given via the website, village magazine and village email. The final version was agreed at the WPC meeting in September '24, published on their website, and is set out below:


VISION
To preserve and enhance the look and feel of our distinct village, our community spirit, our biodiversity and our countryside, whilst support our identified housing and community needs and ensuring climate change resilience.
OBJECTIVES
Village Character
To enhance our strong sense of place, community and local rural identity.
To ensure that new housing development is in character with the villages, protects the Green Belt and offers a high quality of design within the villages whilst minimising impact on views and important spaces.
To protect the aesthetic beauty of the villages and the income it generates.
Housing
To provide existing and future residents with the opportunity to live in a decent homes which meet local needs, especially smaller homes and homes for the elderly, whilst protecting existing affordable housing.
To ensure that new development does not cause new, or exacerbate existing, traffic, parking and road safety issues around the village and seeks to improve it.
To maximise integration of new development with the existing community.
Community Assets, Services & Facilities
To provide existing and future residents with the opportunity to live in a decent homes which meet local needs, especially smaller homes and homes for the elderly, whilst protecting existing affordable housing.
To ensure that new development does not cause new, or exacerbate existing, traffic, parking and road safety issues around the village and seeks to improve it.
To maximise integration of new development with the existing community.
Economy & Tourism
To enhance the prospects for local businesses by supporting plans for village amenity premises.
Environment
To seek opportunities for landscape, recreational, biodiversity and nature net gain whilst minimising the environmental impact of new development and enhancing landscape nature recovery.
To ensure relevant agencies work together to provide adequate surface water draining and reliable sewerage works.
To ensure new development does not cause any new, or exacerbate existing, risk of flooding, water drainage and sewage problems and where possible mitigates existing problems.
To ensure Climate Change resilience
POLICIES
VC1-Development Principles and the Character of the Villages
VC2-Landscape & Green Gaps
VC3-Important Local Views
VC4-Dark Night Skies
H1-Housing Mix
H2-Infill Development
H3-Active Travel
H4-Parking Provision
H5-Safeguarding Affordable Housing
C1-Community Infrastructure
C2-Improvements to Community Assets
C3-Local Green Spaces
E1-Enhancement of Employment Facilities
ENV1-Protecting and Enhancing Biodiversity
ENV2-Flood Risk Mitigation & Management
ENV3-The Energy Hierarchy

4.4 PRE-SUBMISSION CONSULTATION (REGULATION 14 CONSULTATION)

4.4.1 Notification

Pre-submission consultation took place over a 7-week period from 9am on Friday, 15th November 2024, to the closing date for receipt of representations on 5pm on Thursday, 2nd January 2025, to allow for Christmas holidays. Publicity for this consultation is included in Appendix 5.4. It included notification posters, emails to residents, an article in the parish newsletter delivered to every door and material on the parish website.

Hardcopies of all reports and notifications were available in St Laurence Church, with specific opening times each week. We asked the community to let us have their views on the draft WSNP revision, highlighting anything they thought needed to be changed and made it clear that their responses and comments would help us to finalise the revised WSNP for submission. We explained that a further consultation would take place before review by an independent examiner.

Formal e-mails (Appendix 5.4) inviting comments on the pre-submission documents were emailed to statutory consultees listed in Appendix 5.3,1. 10 statutory consultees commented.

Local organisations and businesses, adjoining parishes, and landowners (listed in Appendix 5.3.1) were all e-mailed (Appendix 5.4), 75 commented.

4.4.2 Feedback Approach

10 Statutory consultee submissions were received. 75 from non-statutory consultees and 146 comments were received from SODC. These are listed in section Appendix 5.5.

The local response to the regulation 14 consultation was limited from the modest electoral role of 787. The summary of the feedback forms and accompanying material received, once multiple submissions from electronic and physical deliveries were reconciled, is contained in the PC stage gate report dated 12 March 2025.

The log of residents' submissions is included in Appendix 5.5 under the non-statutory consultee table.

4.4.3 Analysis

All Statutory consultee, non-statutory consultees and the 146 comments received from SODC were analysed with the results captured in Appendix 5.5

4.4.4 Issues Raised and Changes Made to the Revised Plan

Summaries of issues raised and changes to the Plan are summarised in the PC stage gate report dated 12 March 2025.

5. Appendices

5.1 WSNP CONSULTATION STRATEGY

The table below shows the stages of the WSRNP, its purpose, the consultation method employed by the SC and who else was involved. Statutory stages are highlighted in blue; recommended stages are in light grey.

Stage	Purpose	Consultation method	Who to involve
Area Designation	Confirm the area to which NDP policies will relate	Not required for review. No change	N/A
Launch	Encourage volunteers; identify new steering committee members	Village email 10 Jan 2023 and open drop-in recruitment session 27 January 2023 11:30am-1pm, widely publicised	Community
Scoping	Scope the NP	Scope - No change. As confirmed in the 10 March 2023 Review Workshop public consultation, held in the Greet Hall	Community
	Vision & Objectives	Agreed vision unchanged; objectives moderated as result of emerging policy changes e.g. NPPF, LP, Climate Changes, NP policies Objectives – Changes agreed and detailed in section 4.3	Steering Committee Community
	Update Village requirements	Village requirements were invited at two public events, held in March '23 and October '23. Results independently collected, analysed and published on each occasion, with a final village consultation pre-Reg 14 submission event in October '24	Steering Committee Community

Stage	Purpose	Consultation method	Who to involve
Sustainability Appraisal	There was no village support for a site allocation in addition to that allocated in the 2018 NP for 29 houses (Six Acres)	As confirmed in the 18 October 2023 Strategic Review public consultation, held in the Greet Hall, conclusion was no further action needed	
Sustainability Appraisal Scoping Report	Not required	N/A	N/A
Pre-submission WSRNP	To consult on the draft WSRNP	Statutory consultation (6 weeks statutory)	Statutory consultees Community Other stakeholders interested in the Plan
Final submission WSRNP	To consult on final WSRNP documentation (Plan, Sustainability Appraisal Report, Basic Conditions Statement and Consultation Statement	Statutory consultation (6 weeks)	Statutory consultees Community Other stakeholders interested in the Plan
Referendum	To ask the community if it wants South Oxfordshire District Council to use the Neighbourhood Plan for Warborough and Shillingford to help it decide planning	Referendum if required – to be confirmed post examiners report	Community

Stage	Purpose	Consultation method	Who to involve
	applications in the neighbourhood area		

5.2 RECORD OF COMMUNITY INVOLVEMENT INCLUDING PUBLICITY AND ENGAGEMENT MATERIAL

The table below provides a complete inventory of community involvement, including land owner engagements and all public meetings. All publicity is included in separate appendices (5.4 Publicity and Engagement Material, and 5.5 Pre-Submission Notification). All publicly available records are located on the Warborough Parish Council website.

Key:

Public Meeting	
Delivered to every household	
PC Stage Gate Reports and Approvals	

Date	Engagement / Discussion	Note / Reference Link	Figures #
4.1.23	Warborough and Shillingford Parish Council agrees WSNP SG (Neighbourhood Plan Steering Group) agreed Terms of Reference	Latest version - https://www.ws-pc.org.uk/wp-content/uploads/2025/02/WS-NP-Steering-Group-TOR06.02.25.pdf	
11.1.23	Invitation to all residents to help	Email	Figure 1
26.1.23	WSNP SG meet new village volunteers @ Coffee Morning Drop-in at St Laurence Hall	In person at St Laurence Hall	Figure 2
26.1.23	Follow-up to attendees interested in joining re: meeting & agenda	Email	Figure 3
3.2.23	WSRNP SC Inaugural Committee Meeting	In person & MS Teams https://www.ws-pc.org.uk/neighbourhood-plan/	
3.3.23	WSRNP SC Committee Meeting	In person & MS Teams https://www.ws-pc.org.uk/neighbourhood-plan/	
	Review Workshop - Article added to the NP area on the PC website	Website placement	Figure 4

	Review Workshop Posters placed on the four village notice boards	Physical copies of the invitation placed in Parish Notice Boards	Figures 5 - 8
Mar 23	Promoting the Review Workshop	Parish Magazine Article	Figure 9
10.3.23	Review Workshop – Agenda and Scoping Slides	PowerPoint Deck used on 10.3.23	Figure 10
10.3.23	Public Meeting – Review Workshop	Greet Hall	
12.3.23	Review Workshop - Results	Thank you note sent via village email	Figure 11
29.3.23	Review Workshop – Results as analysed and presented	Excel spreadsheet	Figure 12
31.3.23	WSRNP SC Committee Meeting	In person & MS Teams https://www.ws-pc.org.uk/neighbourhood-plan/	
3.4.23	Parish Council Stage Gate Report – Working group established, scoping workshop delivered, engagement with SODC, consultants and advisors, treasury update, and proposed next steps	Appendix 5.2.1	In section 5.2.1
5.5.23	WSRNP SC Committee Meeting	In person & MS Teams https://www.ws-pc.org.uk/neighbourhood-plan/	
Apr 23	Community update	Parish Magazine Article	Figure 13
9.6.23	WSRNP SC Committee Meeting	In person & MS Teams https://www.ws-pc.org.uk/neighbourhood-plan/	
June 23	Community update	Parish Magazine Article	Figure 14
7.7.23	WSRNP SC Committee Meeting	In person & MS Teams https://www.ws-pc.org.uk/neighbourhood-plan/	
4.8.23	WSRNP SC Committee Meeting	In person & MS Teams https://www.ws-pc.org.uk/neighbourhood-plan/	
1.9.23	WSRNP SC Committee Meeting	In person & MS Teams https://www.ws-pc.org.uk/neighbourhood-plan/	
Sept 23	Promoting Strategic Review Public Meeting on 18.10.23	Parish Magazine Article	Figure 15
17.9.23	Message to village email group promoting the Strategic Workshop on 18.10.23	Email	Figure 16

6.10.23	WSRNP SC Committee Meeting	In person & MS Teams https://www.ws-pc.org.uk/neighbourhood-plan/	
Oct 23	Community Update – Reminder on Strategic Review Public Meeting 18.10.23	Parish Magazine Article	Figure 17
12.10.23	Reminder message to village email group for the Strategic Workshop on 18.10.23	Email	Figure 18
18.10.23	Strategic Review Worksheet used in the event on 18.10.23	Word document	Figure 19
18.10.23	Strategic Review Presentation used in the event on 18.10.23	PowerPoint Presentation	Figure 20
18.10.23	Public Meeting – Strategic Review	Greet Hall	
24.10.23	Thank you not to the village for inputs during the 18.10.23 strategic review	Email	Figure 21
30.10.23	Parish Council Stage Gate Report – Community event in October (Strategic Review), further engagement with SODC, objectives review, exploring design code opportunities, started biodiversity initiative, and proposed next steps	Appendix 5.2.1	In section 5.2.1
3.11.23	WSRNP SC Committee Meeting	In person & MS Teams https://www.ws-pc.org.uk/neighbourhood-plan/	
3.11.23	Inputs received, with analysis, from residents as recorded on the feedback forms at the Strategic Review Workshop 18.10.23	Excel Spreadsheet	Figure 22
19.11.23	Bluestone Hosted Warborough and Shillingford Walking Workshop - Invitation	Community email	Figure 23
29.11.23	Handout provided to the residents who joined the Bluestone Hosted Warborough and Shillingford Walking Workshop	Word document	Figure 24
29.11.23	Bluestone Hosted Warborough and Shillingford Walking Workshop	Collecting information on views, gaps, heritage assets	
8.12.23	WSRNP SC Committee Meeting	In person & MS Teams https://www.ws-pc.org.uk/neighbourhood-plan/	
Dec 23	Community Update	Parish Magazine Article	Figure 25
12.1.24	WSRNP SC Committee Meeting	In person & MS Teams https://www.ws-pc.org.uk/neighbourhood-plan/	
29.1.24	Ferry House site visit to meet with the owners of the derelict buildings to discuss village character improvement	Meeting Minutes in Word document	Figure 26

2.2.24	WSRNP SC Committee Meeting	In person & MS Teams https://www.ws-pc.org.uk/neighbourhood-plan/	
Feb 24	Community Update	Parish Magazine Article	Figure 27
1.3.24	WSRNP SC Committee Meeting	In person & MS Teams https://www.ws-pc.org.uk/neighbourhood-plan/	
3.4.24	WSRNP SC Committee Meeting	In person & MS Teams https://www.ws-pc.org.uk/neighbourhood-plan/	
Apr 24	Community Update	Parish Magazine Article	Figure 28
1.5.24	Proposed re-structuring of our visions & objectives was presented to the PC at their meeting on 1st May, and approved by them	See SC minutes 5.5.24 - https://www.ws-pc.org.uk/neighbourhood-plan/	In section 5.2.1
5.5.24	WSRNP SC Committee Meeting	In person & MS Teams https://www.ws-pc.org.uk/neighbourhood-plan/	
June 24	Community Update	Parish Magazine Article	Figure 29
21.6.24	WSRNP SC Committee Meeting	In person & MS Teams https://www.ws-pc.org.uk/neighbourhood-plan/	
21.6.24	Village consultation on updated vision & objectives had produced no feedback from the parish	See SC Meeting Minutes 21.6.24 - https://www.ws-pc.org.uk/neighbourhood-plan/	
July 24	Community Update	Parish Magazine Article	Figure 30
8.7.24	People and Nature Study Research - J Blackstone, Manager North Farm – Conversations via WhatsApp	Conversation with J Blackstone regarding a meeting	
10.7.24	People and Nature Study Research - J Blackstone, Manager North Farm - Meeting	Discussion with J Blackstone about biodiversity on the North Farm	
12.7.24	People and Nature Study Research - David Seymour - Email	Conversations with David Seymour about Warwick Spinney	
15.7.24	People and Nature Study Research - J Blackstone, Manager North Farm – Conversations via WhatsApp	Follow up questions for J Blackstone	
18.7.24	People and Nature Study Research - Emma Keene, Steve Ash – Email	Discussion of a meeting with Emma Keene and Steve Ash	

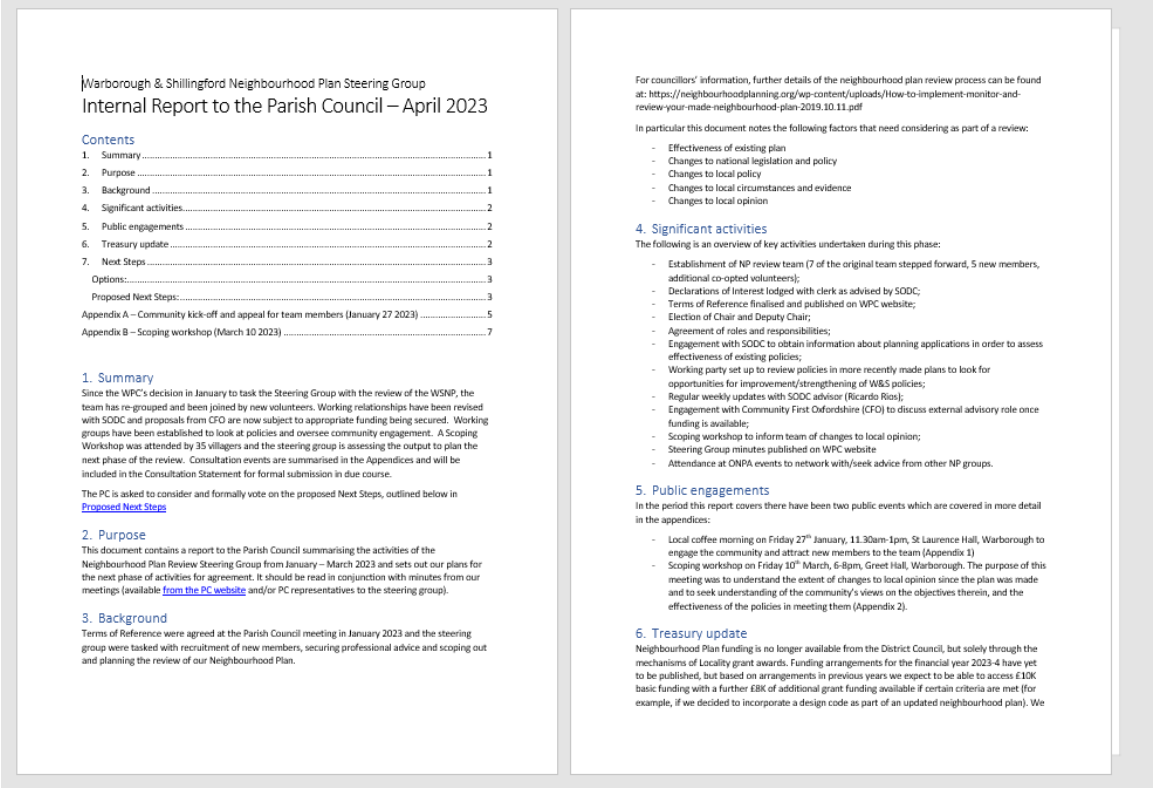
20.7.24	People and Nature Study Research - Steve Ash – Email	Discussion with Steve Ash on sending a village questionnaire on biodiversity	
30.7.24	People and Nature Study Research - Steve Ash – Email	Follow up questions with Steve Ash	
8.8.24	People and Nature Study Research - Steve Ash - Email	Discussion with Steve Ash on sending a document with biodiversity questions	
12.8.24	People and Nature Study Research - Verenique Beviere - Meeting	Discussion with Verenique Beviere about biodiversity at Cook Farm	
13.8.24	People and Nature Study Research - David Seymour - Email	Further conversations with David Seymour about Warwick Spinney	
13.8.24	People and Nature Study Research - Jenny, Dorchester Parish Clerk and Mike Corran, Chair of Dorchester Parish Council - Email	Conversation with Mike Corran and Dorchester Paish Council Clerk relating to biodiversity at the Lagoon	
16.8.24	WSRNP SC Committee Meeting	In person & MS Teams https://www.ws-pc.org.uk/neighbourhood-plan/	
24.8.24	People and Nature Study Research - David Seymour - Email	Information from David Seymour about parish butterflies	
30.8.24	People and Nature Study Research - Robin McClelland - Email	Information from Robin McClelland on tree and hedgerow planting within the parish	
4.9.24	Proposed minor change to the wording of the housing objective was agreed by the team and shared at Sep PC meeting and approved	See SC Meeting Minutes 12.9.24 - https://www.ws-pc.org.uk/neighbourhood-plan/	In section 5.2.1
11.9.24	People and Nature Study Research - Edel, Benson Area Nature Group - Email	Conversations with the Benson Area Nature Group about Warwick Spinney and the Flood meadows	
12.9.24	WSRNP SC Committee Meeting	In person & MS Teams https://www.ws-pc.org.uk/neighbourhood-plan/	
Sept 24	Community Update	Parish Magazine Article	Figure 31
13.9.24	People and Nature Study Research - Tom Stevenson, Benson Area Nature Group - Email	Conversations with the Benson Area Nature Group on a species list for Warwick Spinney	
4.10.24	WSRNP SC Committee Meeting	In person & MS Teams	

		https://www.ws-pc.org.uk/neighbourhood-plan/	
Oct 24	Community Update	Parish Magazine Article	Figure 32
Oct 24	Village Consultation – Poster	Printed and placed in notice boards	Figure 33
6.10.24	Village Consultation – Initial Invitation	Email to village community	Figure 34
Oct 24	Village Consultation – Poster placement	Posters in all village notice boards	Figures 35 - 38
Oct 24	Village Consultation – Leaflet Drop	Leaflet hand delivered to every house in Warborough and Shillingford	Figure 39
23.10.24	Village Consultation – Reminder Invitation	Email to village community	Figure 40
Oct 24	Village Consultation – Presentation pack used at the event containing all the information needed for village feedback, printed and available on each drop in table with a SC member to answer all questions	Pdf pack	Figure 41
30.10.24	Village Consultation – Event	Greet Hall	Figures 42 - 44
31.10.24	Village Consultation – Thank you	Email to village community	Figure 45
Nov 24	Village Consultation – Summary of the feedback received from our village community	Word document	Figure 46
1.11.24	WSRNP SC Committee Meeting	In person & MS Teams https://www.ws-pc.org.uk/neighbourhood-plan/	
6.11.24	Parish Council Stage Gate Report – Village consultation event, proceeding to Regulation 14, review of policies with regard to changes in Local and National Policy, completed View, Flood and Pedestrian reports, engaged Bluestone for Design Code and Character Appraisal help, expanded to Landscape and overall NP support, drafted underlying information for Climate Resilience and Dark Skies policies, completed the People and Nature Strategy and drafted the WSRNP	Appendix 5.2.1	In section 5.2.1
Dec 24	Community Update	Parish Magazine Article	Figure 47
31.1.25	WSRNP SC Committee Meeting	In person & MS Teams https://www.ws-pc.org.uk/neighbourhood-plan/	
7.2.25	KMC confirmed with School	re: Forest School LGS	
21.02.25	WSRNP SC Committee Meeting	In person & MS Teams	

		https://www.ws-pc.org.uk/neighbourhood-plan/	
Mar 25	Community Update	Parish Magazine Article	Figure 48
7.3.25	WSRNP SC Committee Meeting	In person & MS Teams https://www.ws-pc.org.uk/neighbourhood-plan/	
19.3.25	Parish Council Stage Gate Report – Progress impacted by the Plough Field Planning Application appeal. With support from Bluestone Planning, and SODC, all Reg 14 comments received and carefully considered responses agreed, consultation statement being completed, and recommend that the PC progresses the next draft of the WSRNP to SODC for their 2-week plan review The Parish Council to hold an EGM in March to decide whether to submit it to SODC	Appendix 5.2.1	In section 5.2.1
Mar 25	Community Update	Parish Magazine Article	Figure 49

5.2.1 Warborough Parish Council Stage Gate Reports referenced in 5.2 Record of Community Involvement

Report issued to Parish Councillors 03 April 2023



Warborough & Shillingford Neighbourhood Plan Steering Group

Internal Report to the Parish Council – April 2023

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1. Summary

Since the WPC's decision in January to task the Steering Group with the review of the WSNP, the team has re-grouped and been joined by new volunteers. Working relationships have been revised with SODC and proposals from CFO are now subject to appropriate funding being secured. Working groups have been established to look at policies and oversee community engagement. A Scoping Workshop was attended by 35 villagers and the steering group is assessing the output to plan the next phase of the review. Consultation events are summarised in the Appendices and will be included in the Consultation Statement for formal submission in due course.

The PC is asked to consider and formally vote on the proposed Next Steps, outlined below in Proposed Next Steps

2. Purpose

This document contains a report to the Parish Council summarising the activities of the Neighbourhood Plan Review Steering Group from January – March 2023 and sets out our plans for the next phase of activities for agreement. It should be read in conjunction with minutes from our meetings (available from the PC website and/or PC representatives to the steering group).

3. Background

Terms of Reference were agreed at the Parish Council meeting in January 2023 and the steering group were tasked with recruitment of new members, securing professional advice and scoping out and planning the review of our Neighbourhood Plan.

For councillors' information, further details of the neighbourhood plan review process can be found at: https://neighbourhoodplanning.org/wp-content/uploads/How-to-implement-monitor-and-review-your-made-neighbourhood-plan-2019.10.11.pdf

In particular this document notes the following factors that need considering as part of a review:

- Effectiveness of existing plan
- Changes to national legislation and policy
- Changes to local policy
- Changes to local circumstances and evidence
- Changes to local opinion

4. Significant activities

The following is an overview of key activities undertaken during this phase:

- Establishment of NP review team (7 of the original team stepped forward, 5 new members, additional co-opted volunteers);
- Declarations of Interest lodged with clerk as advised by SODC;
- Terms of Reference finalised and published on WPC website;
- Election of Chair and Deputy Chair;
- Agreement of roles and responsibilities;
- Engagement with SODC to obtain information about planning applications in order to assess effectiveness of existing policies;
- Working party set up to review policies in more recently made plans to look for opportunities for improvement/strengthening of W&S policies;
- Regular weekly updates with SODC advisor (Ricardo Rios);
- Engagement with Community First Oxfordshire (CFO) to discuss external advisory role once funding is available;
- Scoping workshop to inform team of changes to local opinion;
- Steering Group minutes published on WPC website
- Attendance at ONPA events to network with/seek advice from other NP groups.

5. Public engagements

In the period this report covers there have been two public events which are covered in more detail in the appendices:

- Local coffee morning on Friday 27th January, 11.30am-1pm, St Laurence Hall, Warborough to engage the community and attract new members to the team (Appendix 1)
- Scoping workshop on Friday 10th March, 6-8pm, Greet Hall, Warborough. The purpose of this meeting was to understand the extent of changes to local opinion since the plan was made and to seek understanding of the community's views on the objectives therein, and the effectiveness of the policies in meeting them (Appendix 2).

6. Treasury update

Neighbourhood Plan funding is no longer available from the District Council, but solely through the mechanisms of Locality grant awards. Funding arrangements for the financial year 2023-4 have yet to be published, but based on arrangements in previous years we expect to be able to access £10K basic funding with a further £8K of additional grant funding available if certain criteria are met (for example, if we decided to incorporate a design code as part of an updated neighbourhood plan). We

have discussed our requirements with CFO and received a proposal for the following packages of work:

- General advice and consultancy (call-off hours);
- Support with formal community questionnaire: printing, distributing and analysing results;
- Specific effort around regulation 16 (including writing basic conditions statement);
- Production of a design code.

The team have yet to make a final decision on which packages they require and the timings of the grant applications to pay for them, which needs careful consideration due to the need to have all work requested under one grant complete before a further grant application can be made.

7. Next Steps

Options:

There are three options available to review NPs, outlined here:

	Option 1	Option 2 Material	Option 3 Material ++
Nature of changes	Could include: ▸ correcting errors ▸ updating references	Could include: ▸ additional detail to existing policy e.g. adding a design code ▸ new allocations if these won't change the nature of the plan	Could include: ▸ new allocations (although there may be some instances where these wouldn't change the nature of the plan) ▸ changes to settlement boundary ▸ changes to Plan area ▸ new policies
Overview of process	▸ Agree change with Council ▸ No consultation ▸ No Examination ▸ No Referendum	▸ Regulation 14 consultation ▸ Regulation 16 publication ▸ Examination	▸ Regulation 14 consultation ▸ Regulation 16 publication ▸ Examination ▸ Referendum

The expectation of the group at this stage is that the neighbourhood plan review process will result in modifications that would sit in Option 2 – regulatory consultations and examination but no referendum - although this will become clearer as specific policy changes emerge. These changes are necessary to ensure our NP policies remain robust in the planning decision-making framework and are based on the following:

- Evidence from the scoping workshop that suggests the community might support the reviewed plan incorporating policies around biodiversity and sustainable development as well an increased clarity around Village Character
- Evidence from initial feedback of the policy working group that there have been:
  a) moderate changes in planning laws which impact our policies
  b) changes in the focus of NPs which now encourage further definition of some aspects eg Design Codes
  c) policies in other made NPs that might help us improve our existing policies on village character, infill, and heritage assets
  d) new policies in other NPs, for example, on flood risk protection (which we were advised not to include in the initial plan despite there being overwhelming evidence of community support).

Proposed Next Steps:

The Steering Group propose in the next stage (expected to last approximately four months) to extend the evidence base of potential changes including:

- Using newly published census data to understand changes in baseline data that impacts upon evidence base used for policies;
- Continue to research other NPs to seek out best practice policies;
- Make grant application to Locality to formally engage CFO as external consultants;
- Leverage CFO to document changes in national and local policies prior to their writing basic conditions statement;
- Use outputs from scoping workshop to produce, distribute and obtain results from community questionnaire, under the guidance of CFO and SODC.

Appendix A – Community kick-off and appeal for team members (January 27 2023)

The updated terms of reference documented membership of the review team: all members (who wished to continue) from the original NP team together with any new volunteers coming forward from the community.

New members were sought from the community via the following mechanism:

E-mail to the village group advertising a 'drop-in' event, figure 1:

1Drop-in event e-mail invitation

New Village e-mail: **New Village Neighbourhood Plan Review**

What is needed:
The Wallingford Neighbourhood Plan is almost 5 years old. It's planning to set guide development in our parish. As many of you may know, it is a prudent time to review it, to ensure it is up to date and therefore can be fully reflected in local planning decisions.
Original team members are mailing to continue for the review, but we need new members of the community to fill important roles within the project team.

Why it's important:
The plan reflects what is important to residents, as was put together by a team of local volunteers, following guidance from the local authority, and advice by professionals. Having a variety of perspectives is important. It was essential that the team reflected all of the community, itself, and having the requirement for new volunteers will help keep up and running efficiently.

Can you help?
You don't have to be a planning expert to feel involved!
To help us scope out the initial work, what the project may entail, we plan 10 team members will be available for consultation (20 'Laurence Hall). Invites attached. PT - 10 March 2023. Please drop in during this time and we'll be happy to talk you through our experiences.
And if there are those who would prefer to only talk 1-to-1 and skip the meeting, please register by [insert]

Background reading
Much of the documentation is on the Wallingford NP is on SODC's website, and we'll encourage you to read the Plan, and especially at the Design Guide Statement, which shows how the plan was developed.

Next Steps
We hope as many of you as possible will drop by and say hi on the 2 7th. If you would like to help, but is n't available this time, please email Kat at [redacted] Informal emails are fine, and we will be in touch.
There are lots of opportunity for all levels of involvement. Please do consider whether this would be an opportunity for you to help your community.
Kind regards,
The Wallingford NP Steering Group

2 Drop-In Event St Laurence Hall



A number of Parishioners (7) responded to this e-mail with their apologies, saying they would like to be involved, but were unable to attend. 10 members of the community attended (figure 2) held in St Laurence Hall – some were keen to be fully involved; some were happy to be co-opted for tasks that were relevant to their skills/interests; others were just seeking information. For the latter, e-mails were sent as follow-ups to double-check our understanding and ensure there was no accidental exclusion (Figure 3).

Everyone who had either sent apologies, agreed to be involved or happy to be co-opted were invited to the first Steering Group meeting on Friday 3rd February 2023, where roles and responsibilities were agreed. To ensure there was an opportunity for those not on the village e-mail to be involved, a request for helpers was published in the February 2023 Parish Magazine (Figure 4). It generated one further offer to help with behind-the-scenes running of community events.

3 Drop-in Follow-up email

Hello [],
It was nice to meet you in person and thank you for joining us today. As I said at the meeting, at the January PC meeting, the PC agreed to proceed with the review process, and the steering group was established.
The purpose of today's meeting was to enable volunteers to meet up to explore ways of getting involved in the steering group that will conduct the review and advise the PC.

Our understanding is that you may be available for specific work at some point in the project, and that you would like to be kept informed, but are not interested in joining the steering group full time.

As you may know, the NP must consult with the community to ensure that the plan is community led (you can see the Consultation Statement from the 2015 NP which shows the engagement required to underpin the plan). This review will again involve community input. Notifications of NP events and updates will be provided on the community notice boards and the parish magazine where time permits. We look forward to hearing from you at these events. Updates will also be presented to the PC at their monthly meetings by the 2 parish councillors who will also be members of the steering group.

If there are any specific issues that you wish to share, please don't hesitate to contact the group on [redacted]

Kind regards,

4 Parish Magazine Request for Help



Appendix B – Scoping workshop (March 10 2023)

The Steering Group hosted an inaugural community event as a Scoping Workshop. The objective of the workshop was to review the progress made and ask residents to consider and provide feedback on our objectives, underlying policies and community priorities, and consider new areas to focus on as well.

A community email and reminder were set out (Figure 5), and an invitation was placed in the Village Magazine (Figure 6). WPC Neighbourhood Plan website also announced the event. 35 people attended the 2-hour session held in the Greet Hall (Figure 7). An email and Parish Magazine article were published to thank attendees for their contributions and encourage future engagement (Figure 8)

5 Scoping Workshop e-mail Invitation & Reminder



6 Parish Magazine Workshop Invitation



7 Scoping Workshop



8 Scoping Workshop Thank you email

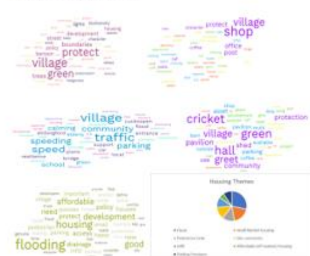


8 Scoping Workshop Thank you email



The material submitted on the 3 workshop tables was analysed and reviewed by the Steering Group and shared with SODC. Themes that emerged from the workshop (Figure 9) were used to help determine evidence gathering priorities.

9 Themes from the Scoping Workshop



Warborough & Shillingford Neighbourhood Plan Steering Group

Internal Report to the Parish Council

November 2023

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1. Summary

Since the WPC's last decision to decision in April to task the Steering Group with the scoping the review and formulating changes to the NP, serious delays have been caused by the failure of Locality.Org to release funding for NPs, required to engage CFO and, for example to conduct a village questionnaire.

With the guidance of SODC, however, and with the input from March's scoping event the team held a Community Steering Event in October. CFO provided industry updates and detailed summaries of proposed areas to investigate were also presented by the SG. With this context, residents were asked to provide feedback which would steer the Steering Group. Consultation results are summarised in the Appendices and will be included in the Consultation Statement for formal submission in due course.

The PC is asked to consider and formally vote on the proposed Next Steps, outlined below in Proposed Next Steps

2. Purpose

This document contains a report to the Parish Council summarising the activities of the Neighbourhood Plan Review Steering Group from March -October 2023 and sets out our plans for the next phase of activities for agreement. It should be read in conjunction with minutes from our meetings (available from the PC website and/or PC representatives to the steering group), and in the context of interim updates provided at monthly PC meetings.

3. Background

With a speculative planning application having been re-submitted for Cuckoo pen and developers showing keen interest in Plough Field, together with SODC's new 4.2 year land supply, it is imperative that the WSNP is reviewed in a timely fashion. Having conducted a preliminary review of changes to policies that would be available, together with a review of views expressed in the March community event, Steering Committee sentiment, and the feedback from the October village Steering event, it is clear that there is consensus around what the NP should continue to focus on, namely the protection and enhancement of the community. Unlike during the development of the original plan, there is no requirement to deliver housing.

4. Significant activities

The following is an overview of key activities undertaken during this phase:

- PC representative M Hanson swapped out for N Meadows, who submitted materials to support Locality.org funding application, and provided follow-up support for the clerk; in October, M Hanson resumed her involvement and N Meadows stood down
- Engagement with SODC to understand opportunities for improvements to existing policies and risks/options regarding loss of 5 yr land supply
- Review of policies with regard to changes in Local and National Policy
- In October, Engagement with Community First Oxfordshire (CFO) for oversight
- Attended CFO event on local community planning engagement
- Discussions with SODC & CFO regarding Design Code and Landscape Character Assessment opportunities
- Kick off of Biodiversity initiative
- Preparing and presenting material for Steering Event, including Feedback Worksheets
- Steering Group monthly meeting minutes published on WPC website

5. Public engagement

In the period this report covers there has been a public event which is covered in more detail in Appendix A: Community Steering event on October 18, 2023 in the Greet Hall. The output represents broad agreement which can is used to direct the Steering Group's proposed next steps.

6. Treasury update – TBC MEGAN

Funding was applied for and received. The Clerk is managing the funds under direction of PC Councillor acting as Treasurer. Expenses to date include event printing and one invoice for CFO consultancy services has been submitted and is being reviewed.

/

7. Next Steps

We continue to expect that the neighbourhood plan review process will result in modifications that would sit in Option 2 – regulatory consultations and examination but no referendum - although this will become clearer as specific policy changes emerge.

	Option 1	Option 2 Material	Option 3 Material
Nature of changes	Could include: ▸ correcting errors ▸ updating references	Could include: ▸ additional detail to existing policy e.g. adding a design code ▸ new allocations if these won't change the nature of the plan	Could include: ▸ new allocations (although there may be some instances where these wouldn't change the nature of the plan) ▸ changes to settlement boundary ▸ changes to Plan area ▸ new policies
Overview of process	▸ Agree change with Council ▸ No consultation ▸ No Examination ▸ No Referendum	▸ Regulation 14 consultation ▸ Regulation 16 publication ▸ Examination	▸ Regulation 14 consultation ▸ Regulation 16 publication ▸ Examination ▸ Referendum

These changes are necessary to ensure our NP policies remain robust in the planning decision-making framework and are based on evidence where the scoping workshop is consistent with the Steering Event feedback (See Appendix A), including:

a) incorporating policies around biodiversity, sustainable development, and flood protection
b) increased clarity around Village Character, specifically regarding the value of special views, local green spaces, and important green gaps
c) the development of a Design Code, to provide clear examples of 'what good looks like' to enable clearer interpretation of the Village Character Policy, including an infill definition
d) moderate changes in nationals and local planning policies which impact WSNP policies (eg. housing mix, parking)
e) investigation of derelict dwellings whose renovation would improve the character of the village, which may result in new homes.

Proposed Next Steps:

The Steering Group propose in the next stage (expected to last approximately four months) to extend the evidence base of potential changes and draft proposals including:

1. Plan collection of underlying evidence for, and development of, a draft biodiversity policy
2. Draft a sustainable energy policy
3. Draft an updated draft Assets List to underpin the Assets and Infrastructure policies
4. Investigate the intentions of the owners of derelict buildings at 'Ferry Point'
5. Secure consultants and develop a Design Code *
6. Secure consultants and develop a Landscape Assessment *
7. Draft a Views and / or Green Gaps policy, if possible *
8. Draft a revised Local Green Space policy, if appropriate *
9. Draft a renewed Village Character Policy *

* Dependent on additional funding which will be sought from Locality.org

Appendix A – Community Steering Workshop (October 18 2023)

A1. Event Overview

Held in the Greet Hall at 7pm on October 18m 2023, the event was attended by 46 residents, a District Councillor and one developer representative. The Steering Group sought feedback from the community to indicate where their focus should be directed with regard to specific aspects of the review, namely:

Village Character, to explore support for expansion of:

- Design Code
- View protection
- Green Spaces, Distinctiveness of Settlements, Green Gaps
- Identification of areas for character improvement

Environment to define support for approaches to:

- Biodiversity & Nature Recovery, including identifying resources
- Flooding
- Sustainable development

Housing, to identify support for

- housing sources and preferences
- Infill policy changes
- Any additional protections

Community Assets, to identify

- Additional assets for protection

CFO were invited to set the scene regarding national and local planning landscape, given the uncertainties and constant change against which the NP is being reviewed. Worksheets were provided for completion after each presentation.



2 Event sign-in sheets



1 Parish Magazine event invitation

3. Steering Workshop Community email Invitation



4. Steering Event Thank you to community email



A2. Steering Worksheets Numerical Output

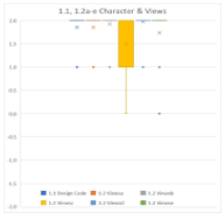
Questionnaires were distributed to residents who attended the meeting. Briefing sessions were followed by a Q&A opportunity, after which residents were asked to complete sections of the worksheet, each allowing freeform comments. The numerical results are summarised below.

Box and Whisker charts were used to support analysis of the data to ensure a reasonable understanding and *interpretation* of the moderate sample base. Where outliers exist, further information from comments is being used to try to understand the differences. Having reviewed the whisker charts, it is reasonable to conclude that the mean averages reflect the sentiment of this limited sample and represents broad agreement which can be used to direct the Steering Group.

Key: -2 strongly disagree, -1 disagree, 0 neutral, 1 agree, 2 strongly agree

1. Views

1.1 Questions, to form input into Village Character considerations:



1.1 I support the development of a Design Code

1.2a Rural views help define to our village character

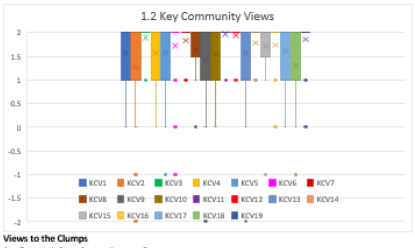
1.2b Rural views are valuable to our community

1.2c Inward views to our settlements from surrounding countryside are important

1.2d It is important to avoid merging with neighbouring settlements

1.2 e It is important to retain distinctiveness of our settlements

1.2 Key Community Views, as per 2018 WSNP, to form input into Village Character considerations.



Views to the Clumps

1. Footpath from footpaths near Benson
2. From Shillingford Roundabout
3. From Lagoon / Lagoon footpaths
4. From Hammer Lane, Greet Hall End
5. From Hammer Lane, middle
6. From Hammer Lane, north end
7. From The Wharf, westward, across the flood plains

Views to the Chilterns

8. From New Road/Wheelers End
9. From Shillingford Roundabout
10. Through Six Acres gap
11. From The Green
12. From footpaths east of the Green

Important Inward views & Street Views

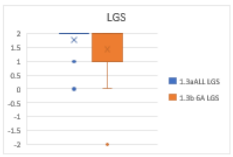
13. North End of Warborough, on the approach via A329
14. Into the Green from Benson-side footpaths
15. Into the Village from the Green
16. Into the Six Bells from the Green South
17. Into the War Memorial and Green South from A329
18. Views of the Rod Eyot (green space in front of the Greet Hall)

Important Outward views

19. The rolling countryside as you exit Warborough north on the a329

Nominations for additional were invited and will be considered.

1.3 Questions on Local Green Spaces (LGS), to form input into Village Character Considerations:



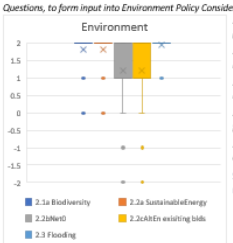
1.3a All [NP] green spaces should be designated as Local Green Spaces:
1.3b Add 6 Acres Meadow to register of local

Summary of Section 1: Average of all non zero entries:

1.1 Design Code	1.86	1.2 KCV5	1.58	1.2 KCV15	**1.71**
1.2 Viewa	1.86	1.2 KCV6	1.73	1.2 KCV16	**1.73**
1.2 Viewb	1.93	1.2 KCV7	1.83	1.2 KCV17	**1.61**
1.2 Viewc	1.50	1.2 KCV8	1.63	1.2 KCV18	**1.31**
1.2 Viewd	1.98	1.2 KCV9	1.43	1.2 KCV19	**1.86**
1.2 Viewe	1.74	1.2 KCV10	1.54	1.3a	**1.83**
1.2 KCV1	1.56	1.2 KCV11	1.98	1.3b	**1.48**
1.2 KCV2	1.26	1.2 KCV12	1.95		
1.2 KCV3	1.90	1.2 KCV13	1.56		
1.2 KCV4	1.57	1.2 KCV14	1.78		

2. Environment

Questions, to form input into Environment Policy Considerations:



2.1 I support introduction of biodiversity policies

2.2a I support enhancing sustainability and renewable energy policies

2.2b I support net zero requirements for new buildings

2.2c I support alternative energy solutions for existing buildings

2.3 I support policies to protect the community against flooding

Summary of Section 2: Average of all non-zero entries:

2.1a Biodiversity	1.83
2.2a Sustainable Energy	1.46
2.2b	1.23
2.2c	1.02
2.3 Flooding	1.95

3. Housing

Questions, to form input into Housing and / or Village Character policy considerations

3.1 a – f Where would you like new houses to go?

3.2 I support the review of infill policy and design code specifications



Summary of Section 3: Average of all non-zero entries:

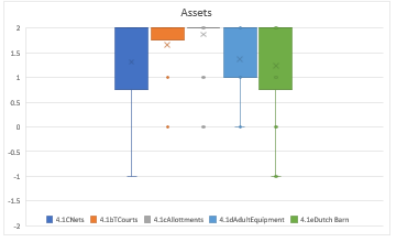
3.1a Derelict Housing	1.73	3.1eInfill	**-0.11**
3.1bExisting Dwellings	0.55	3.1f Greenfield	**-1.97**
3.1cExisting Buildings	0.68	3.2 Infill Policy	**1.71**
3.1dRestrict 2nd Homes	0.08		

4. Infrastructure & Assets

Question, to support review of Assets Policy:

4.1 Do you support the addition of these village assets to our plan?

Note: comments regarding additional assets/infrastructure will be included in a detailed review.



Summary of Section 4: Average of all non-zero entries:

4.1a	1.32
4.1b	1.66
4.1cAllotments	1.87
4.1d	1.37
4.1e	1.24

Warborough & Shillingford Neighbourhood Plan Steering Group

Internal Report to the Parish Council

November 2023

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Appendix B WSNP Comparison Chart Page 2/2 8

1. Summary

Since the WPC's last decision to support the investigation of focus areas identified, the NP team proceeded with the agreed actions, and have provided regular updates to the WPC monthly meetings, advised by SODC and Bluestone Planning. Following the successful village consultation event on 30 Oct 2024 (summary below) the steering group propose proceeding to Regulation 14 consultation for the Warborough & Shillingford Reviewed Neighbourhood Plan (WSRNP).

The PC is asked to consider and formally vote on actions outlined below in Proposed Next Steps.

2. Purpose

This document contains a report to the Parish Council summarising the activities of the Neighbourhood Plan Review Steering Group from November 2023 October 2024 and sets out our plans for the next phase of activities for agreement. It should be read in conjunction with minutes from our meetings (available from the PC website and/or PC representatives to the steering group), and in the context of interim updates provided at monthly PC meetings.

3. Background

With speculative planning applications having been for Cuckoo pen and Plough Field (which has been refused and is now going to appeal), together with SODC's ongoing sub 5 year land supply, pace had been an objective. Sadly, funding sources were then not available until August 2024. The interim period allowed us to update evidence packs and write the People and Nature Strategy and a Flood Report. The latter will support our new Biodiversity policy and the latter will support our new Flood mitigation policy.

Since funding became available, Bluestone Planning have been very responsive, and, using material collated in the interim, produced a variety of professional assessments which have informed this draft of the WSRNP, which were shared and very positively received at a village consultation event.

4. Significant activities

The following is an overview of key activities undertaken during this phase:

- PC representative N Meadows swapped out for E Keene who has managed our grant application process / treasury function, and Climate Resilience work
- Bluestone 'Village Walkabout' survey of village character, joined by villagers
- Engagement with SODC to understand opportunities for improvements to existing policies and risks/options regarding loss of 5 yr land supply
- Review of policies with regard to changes in Local and National Policy
- Investigation of opportunity to improve Village character re: dilapidated buildings near Shillingford Bridge (no further action)
- Completed View, Flood and Pedestrian reports
- Engaged Bluestone for Design code and Character Appraisal help, expanded to Landscape and overall NP support
- Drafted underlying information for Climate Resilience and Dark Skies policies
- Discussions with SODC & Bluestone regarding site designation options (no further action)
- Completed the People and Nature Strategy, in consultation with local farmers and activists
- Preparing and presenting material for Village Consultation Event, analysing feedback
- Drafted the WSRNP.

5. Public engagement

In the period this report covers there has been a public event which is covered in more detail in Appendix A: Community Steering event on October 30, 2024 in the Greet Hall. The output represents overwhelming agreement which is used to direct the Steering Group's proposed next steps.

6. Treasury update — E Keene, PC

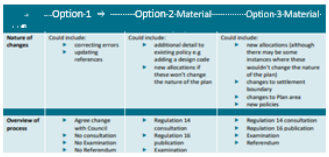
A second round of funding was applied for and received in August 2024. The Clerk is continuing to manage funds, under the direction of PC Councillor acting as NP Treasurer. The current grant funds have been allocated and will have been paid in full by early November, include a TVERC biodiversity report, event printing and consultancy provided by Bluestone. A request to close the current open grant is in process and a third and final grant application will be made in November 2024. A second round of funding was applied for and received in August 2024. The Clerk continues to manage the funds under the direction of PC Councillor acting as NP Treasurer. The current grant funds have been allocated and will have been paid in full by early November, include a TVERC biodiversity report, event printing and consultancy provided by Bluestone. A request to close the current open grant is underway and a third, final grant application will be made in November 2024. ...

FY24	Revenue	Expenditure	Comment
Closed Grant	£ 4,366.13	£ 4,366.13	Closed NPG-13414 January 2024
FY25			
Open Grant	£ 9,923.83		£10K max application
NP Consultancy		£ 8,999.83	Bluestone
Design Code Printing		£ 200.00	Bluestone
Biodiversity survey		£ 374.00	TVERC
Village Event Consulting		£ 300.00	Bluestone
Event Printing		£ 96.20	L Kosobuki
	£ 14,289.96	£ 14,336.16	

Pending Grants	37100.04	
Final WSRNP copies		300
Reports		300
Consultancy		3063.84
	18000	18000

7. Next Steps

We continue to expect that the neighbourhood plan review process will result in modifications that would sit in Option 2 — regulatory consultations and examination but no referendum — although this will become clearer after our WSRNP Regulation 14 consultation.



Differences between the WSNP and the WSRNP are **summarised in Appendix B**, and are necessary to ensure our NP policies remain robust in the planning decision making framework. They are based on consistent village feedback (2023 Scoping Event, 2023 Steering Event, 30Oct2024 Consultation Event — see Appendix A) which support amendments or additional details.

Proposed Next Steps:

1. **Agree final funding plan (outlined above).**
2. **Take the DRAFT WSRNP () to the first formal consultation stage.**

Note: Changes may be made to these documents prior to the Reg 14 submission, including:

- Minor typos, errors or omissions, following consideration of online parish evidence feedback
- In response to feedback from SODC and/or Bluestone Planning.

This six week public stakeholder consultation is known as Regulation 14. Viewing and comments will be online, and a printed copy will be available in St Laurence Church.

After Regulation 14, policies carry some weight in planning matters. The feedback collected during this event is carefully considered, and the draft plan is refined accordingly before it is passed with its supporting documents to South Oxfordshire District Council where it will be checked against legislation (known as Regulation 15). Responsibility will then rest with SODC which will undertake a further formal consultation (known as Regulation 16) before the plan is subject to formal examination by an independent examiner.

.....Page Break.....

Appendix A — Community Steering Workshop (October 30, 2024)

Event Overview

Held in the Greet Hall at 7:30 October 30 2024, the event was attended by 90 OX10 residents and both District Councillors. (A developer who rsvp'd did not attend). Sharon de Bru, from Bluestone Planning, also joined the event. A brief introduction allowed for questions and the Steering Group members presented their materials for interactive discussion at tables around the hall, including:



Figure 1 Sign in Sheets 30 Oct 2024

Village Character

- Design Code including environmental protections
- Off Street parking sensitivities

Heritage

- Character Appraisal: proposed non designated heritage assets, special character area

Biodiversity

- People and Nature Strategy
- Flooding

Flooding

- Flood Report

Views, Important Green Spaces and Green Gaps

Feedback:

A QR code provided residents with an opportunity to provide feedback on the materials displayed. Residents without phones were offered alternative assistance. 54 responses were completed on the night, with others opting to follow up with the online material via the WPC website, deadline 6Nov24. Comments from the night (highlights below) have informed the draft WSRNP attached, and any further comments received will inform the submission version of the WSRNP.



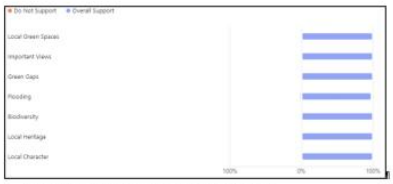
1. Overall:

Overall, do you support the emerging Neighbourhood Plan?



**1 person selected 'neither agree or disagree'*

1. **"It is helpful to know, overall, if you support the information you have seen on the following areas:"**



*One-participant-did-not-complete-this-question-for-Flooding¶

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2. →Local-Green-Spaces—20-Comments:¶



¶

3. →Views-19-Comments:¶



¶

4. →Green-Gaps—15-comments:¶



¶

5. →Flooding—24-Comments:¶



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6. →Biodiversity—15-comments¶



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7. →Heritage—18-comments¶



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8. →Local-Character---16-comments¶



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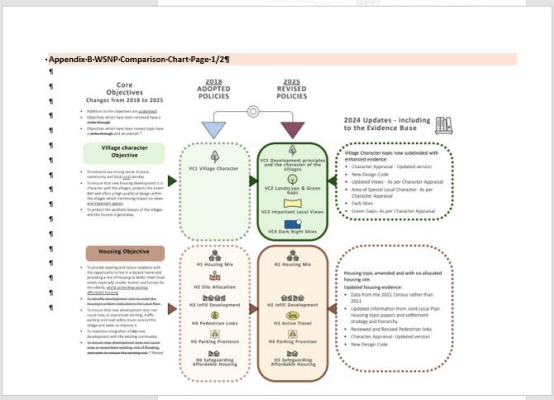
Eg:-"*I-understand-the-need-for-guidance-as-Oxfordshire-holds-the-Oscar-for-building-the-most-shit-properties-in-country.*"¶

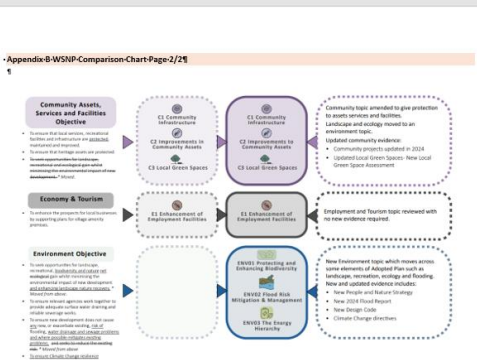
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Warborough & Shillingford Neighbourhood Plan Steering Group

Internal Report to the Parish Council

EGM Stage gate March 2025

Contents

1. Summary 1
2. Purpose 1
3. Background 1
4. Significant activities 2
5. Public engagement 2
6. Treasury update – E Keene, PC 2
7. Next Steps 2

Appendix A – Regulation 14 Consultation Report 4

Comments: 4

1. Summary

Since the WPC's last decision to support Regulation 14 Public Consultation, and following the successful village consultation event on 30 Oct 2024 the steering group proceeded to Regulation 14 consultation for the Warborough & Shillingford Reviewed Neighbourhood Plan (WSRNP). At November's PC meeting, the PC agreed that the NP team proceeded with the Stage gate agreed actions, and have provided regular updates to the WPC monthly meetings, advised by SODC and Bluestone Planning.

The responses from the Public Consultation are detailed in a Consultation Statement and are summarised in Appendix A. The team, together with Bluestone, and with advice from SODC have carefully logged and considered every consultation response. The next step is to proceed to Regulation 15, by submitting the plan to the district council.

2. Purpose

This document contains a report to the Parish Council summarising the activities of the Neighbourhood Plan Review Steering Group from October 2024 – March 2025 and sets out our plans for the next phase of activities for agreement. It should be read in conjunction with minutes from our meetings (available from the PC website and/or PC representatives to the steering group), and in the context of interim updates provided at monthly PC meetings.

This stage-gate requires the Parish Council to consider whether to forward the WSRNP to the District Council, the next step in he regulatory process for Neighbourhood Plans.

3. Background

During this time frame, the Plough Field application for 90 houses which had been refused by the LPA was due to called to appeal January 28 2025. The appellant withdrew 48 hours before the appeal was due to start. The LPA and Warborough Parish Council, as a Rule 6 party, have applied for costs and we currently await the Planning Inspectors decision – this impacted the WSNP as many resources were consumed by the appeal. Nonetheless, with professional support from Bluestone Planning, significant progress was achieved.

4. Significant activities

Following Regulation 14, planning policies now carry limited weight.

With support from Bluestone Planning, and SODC, we have reviewed all comments received and carefully considered how we would response to them.

We have completed the Consultation Statement, which outlines all consultation throughout the lifecycle of the review. This includes detailed analysis of the comments received during the Reg 14 process, and our response to them. In cases where regulatory bodies' requests have somewhat differed, we have chosen an approach which is laid out in the consultation statement. The examiner will ultimately decide what is acceptable during the examination process.

We are confident that the plan represents the wishes of the community to the best of our ability within the planning framework.

We now recommend that the Parish Council progress the plan to SODC for subsequent stages of the plan review.

5. Public engagement

The Regulation 14 process is outlined below in Appendix A, and in detail in the Consultation Report which will be submitted to SODC.

6. Treasury update – E Keene, PC

Our treasurer processed a successful request to close out a grant in October. A third, final round of funding was applied for and received in November/December 2024. The Clerk is continuing to manage funds, under the direction of PC Councillor acting as NP Treasurer. The current grant funds have been allocated during this period a consultancy invoice by Bluestone for £3,005.60 was paid.

There is £700 allocated for printing copies of the NP, Design Code and Character Appraisal, following completion of the NP process.

A PC representative is investigating Locality funding, should an allocation process be explored in the future.

Account Summary:

W&S Grant Applications Financial Tracker - DASHBOARD

FY24	Revenue	Pending	Expenditure	Comment
Closed Grant	£4,366.13	£0.00	£4,366.13	Closed January 2024 NPG-13414
FY25				
Closed Grant - August 2024	£9,923.00	£0.00	£9,923.00	Closed November 4th 2024 NPG-13882
Open Grant - November 2024	£3,705.60	£0.00		NPG-14241
Final WSRNP Copy printing		£700.00		Printing Budget for final NP printing
Consultancy			£3,005.60	Invoices paid
	£17,994.73	£700.00	£17,294.73	

7. Next Steps

There is some question as to whether the neighbourhood plan review process will result in modifications that would sit in Option 2 – regulatory consultations and examination but no referendum. Developers responding to the Regulation 14 consultation call for one. A referendum would take an additional 4 weeks, minimum, to 'make' the plan.

This decision will be made by the examiner after the next public consultation.

	Option 1	Option 2 Material	Option 3 Material
Nature of changes	Could include: ▸ correcting errors ▸ updating references	Could include: ▸ additional detail to existing policy e.g adding a design code ▸ new allocations if these won't change the nature of the plan	Could include: ▸ new allocations (although there may be some instances where these wouldn't change the nature of the plan) ▸ changes to settlement boundary ▸ changes to Plan area ▸ new policies
Overview of process	▸ Agree change with Council ▸ No consultation ▸ No Examination ▸ No Referendum	▸ Regulation 14 consultation ▸ Regulation 16 publication ▸ Examination	▸ Regulation 14 consultation ▸ Regulation 16 publication ▸ Examination ▸ Referendum

After the plan is handed to SODC they must review it from a technical perspective to ensure that all legal and regulatory obligations have been met, known as Regulation 15. This is allowed 2 weeks

They will decide if the next public consultation, Regulation 16, can begin. SODC manage and control that process, although we may assist, for example, in making physical copies available locally, and in placing notifications etc. SODC collect feedback, and, together with the independent examiner, decide if it progresses to the next stage (referendum then adopted if successful, or straight to adoption).

Proposed Next Steps:

1. **Submit Draft Plan to SODC**

Note: Changes may be made to these documents prior to the Reg 15 submission, including:

- Minor typos, errors or omissions, following SODC feedback

Then, a six-week public stakeholder consultation follows, known as Regulation 16. Viewing and comments will be online, and a printed copy will be available in St Laurence Church.

After Regulation 16, policies carry weight in planning matters.

The feedback collected during this event is carefully considered, together with the plan, by an Independent Examiner, which the NP team will work with SODC to assign. That process is allocated 8 weeks.

After examination, policies carry significant weight. The examiner's report will determine:

- Changes required to the plan
- Whether a referendum is necessary, which can take another 4 weeks. This is managed by SODC. A strong turnout, and hopefully high levels of support, can be helpful in future consideration of the application of NP policies. After a referendum, policies carry full weight.
- If no referendum is required, SODC must adopt the NP (allocated 5 weeks), after which the plan will be 'made', and policies carry full weight.

Appendix A – Regulation 14 Consultation Report

The WSRNP was Regulation 14 consultation period lasted from 15 November 2024 to Friday 2 January 2025, with online and in-person materials available via the Parish Council website and with copies in the St Laurence Church. Notices were placed on all village notice boards, on the village email and on the Parish Council website. Statutory and requested consultees were notified by email. All those impacted by new non-designated heritage asset status or Local Green Spaces had notifications posted to their properties.

All consultation comments and the SC's considered responses are detailed in the Consultation Report, which must be submitted with the NP to SODC. To summarise:

There were 19 responses to the online survey included in the Regulation 14 Consultation in addition to SODC feedback.

- One response was eliminated (meaningless anonymous input)
- One response was eliminated (a duplication from the MoD)
- 5 "Landowner, organisation or body" with one responding also as a Resident
- 12 "Individual", with one individual seeking development as a landowner

All residents with a local addresses indicated "Yes" when asked if they supported the Neighbourhood Plan.

One respondent, submitting as a "landowner, organisation or body" with an address outside the Parish, responded "No" when asked if they supported the Neighbourhood Plan.

Regulatory bodies also provided detailed responses.

Comments:

Residents pointed out:

- minor mapping errors on the Green.
- LGS03 to be included in the table for Policy C3.
- Housing Objective minor change to wording
- Mistakes on View numbering
- Typo: Page 21 of Design Code says willow fencing has a short life space - suggest life span.
- Repetition
- A concern over the definition of 'infill'
- Appreciation of effort
- Support of Special Character Area
- Concern over a specific use of 'verge', mapping of private land and map clarity issues.

Several respondees with development ambitions commented that the plan was restrictive, did not contribute to sustainable development and should not proceed. Several had objections to proposed classifications affecting their sites and questioned the NP's timing vs the JLP. Some suggested that the modifications should require a referendum. These have been considered in detail and responses published in due course.

Thames Water (7 pages), for example, expressed support for policy ENV2, and suggested that Waste Water deserved its own policy given its' importance. These comments will be considered in detail and responses published in due course.

OCC (17 pages) comments on ENV policies (ENV 1 clarity around BNG, include reference to Ox Tree Policy, ENV 2 requires specifics around building regulations documents, ENV3 clarity around solar panels on Green Belt, clarity around EV charging points), Transport -refers specifically Oxfordshire County Council's Local Transport and Connectivity Plan and Vision Zero Strategy and Action Plan C Healthy Streets Approach and Design Check Tool, car parking spaces vs 'sustainable transport', cycling standards, accidental allocation of Highways space to LGS, infill, signage, traffic surveys, etc.

There is a general disconnect between the aspirational ambitions of Sustainable Travel and the real-life experience of villagers. The Steering Group will examine any options and further detail along with responses will be provided.

SODC (38 pages) provided detailed feedback on a variety of topics. These will be considered in detail and responses published in due course.

Benson Community Green Space Trust wrote in support of our policies, and asked if we would petition Wild Oxfordshire to have the boundary of the CTA extended.

Natural England and **Historic England** provided general advice and **National Highways** confirmed no comments.

5.2.2 Figures referenced in 5.2 Record of Community Involvement

Figure 1 Below – Invitation to all residents to help

From: warboroughandshillingfordcommunity@googlegroups.com on behalf of Warborough Shillingford Neighbourhood Plan <no.reply.wandsplan@gmail.com>
Sent: 10 January 2023 07:08
To: warboroughandshillingfordcommunity@googlegroups.com
Subject: {W&S Community} Can you help?

Dear Villagers,
Your Village needs YOU

What is needed
Our Warborough & Shillingford Neighbourhood Plan is almost 5 years old. It's planning laws guide development in our parish. As many of you may know, it is a prudent time to review it, to ensure it is up to date and therefore can be fully effective in local planning decisions.
Original team members are willing to continue for the review, but we need new members of the community to fill important roles within the project team.

Why it's important
The plan reflects what is important to residents and was put together by a team of local volunteers following guidance from the local authority and industry professionals. Having a variety of perspectives is important to ensure that the team is reflective of the community itself, and having the experienced crew onboard will help get us up and running efficiently.

Can you help?
You don't have to be a planning expert to be involved!
To help answer questions about what the project may entail, original NP team members will be available at St Laurence Hall, **Friday January 27, 11:30am-1pm**. Please drop in during this time and we'd be happy to talk you through our experiences..
And if there are those who would be able to help with teas and cake for the meeting, please get in touch !

Background reading
Much of the documentation around the Warborough & Shillingford NP is on SODC's website, and we'd encourage you to read the Plan, and perhaps also the Consultation Statement, which shows how the plan was developed.

Next Steps
We hope as many of you as possible will stop by and say hi on Jan 27th. If you would like to help, but can't make this time, please email us at wandsplan2023@googlegroups.com and we will be in touch.

There are lots of opportunity for all levels of involvement. Please do consider whether this would be an opportunity for you to help your community.

Kind regards from
The Warborough & Shillingford Neighbourhood Plan Steering Group
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PLEASE "reply" to the author of this email - DO NOT "REPLY TO ALL"

To send a new email to the Community use
warboroughandshillingfordcommunity@googlegroups.com

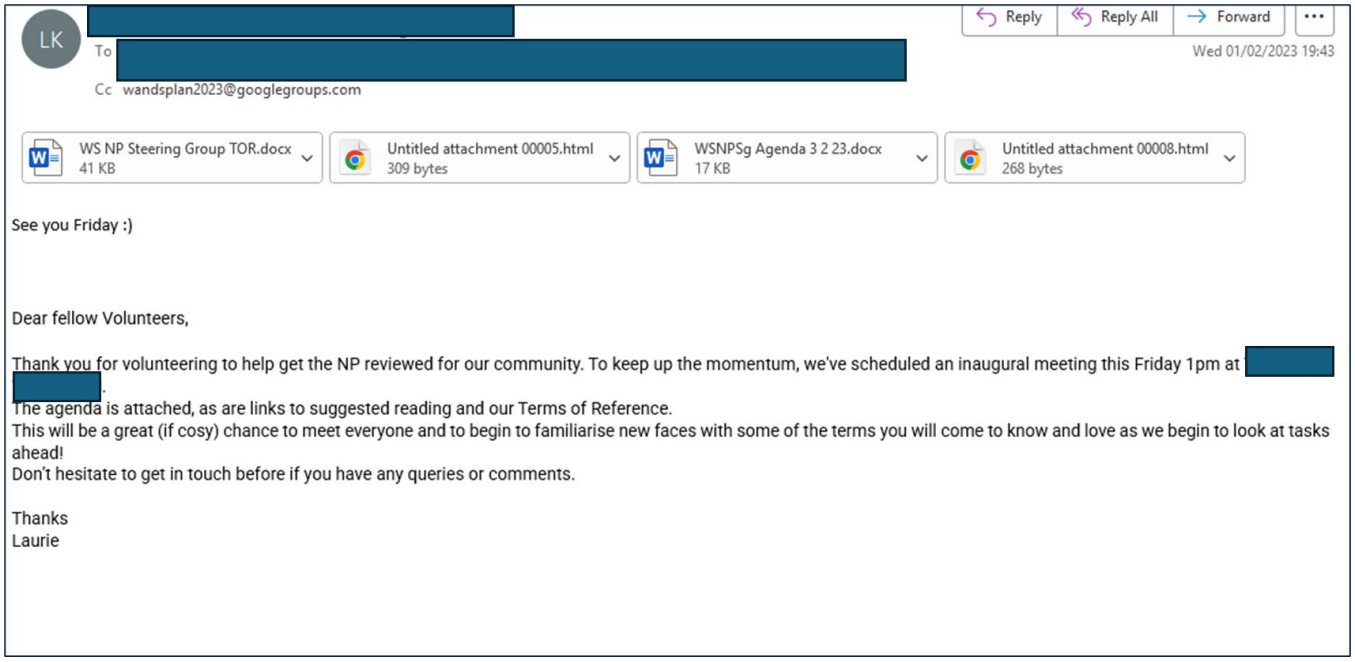
To contact the moderator of the list (Liz Eaton - on behalf of Warborough and Shillingford Society), send an email to warboroughandshillingford@gmail.com
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Figure 2 Below – Coffee morning drop in to meet new volunteers



Figure 3 Below – Follow-up to attendees interested in joining re: meeting & agenda



LK [redacted]

To [redacted]

Cc wandsplan2023@googlegroups.com

Reply | Reply All | Forward | ...

Wed 01/02/2023 19:43

WS NP Steering Group TOR.docx 41 KB | Untitled attachment 00005.html 309 bytes | WSNPSg Agenda 3 2 23.docx 17 KB | Untitled attachment 00008.html 268 bytes

See you Friday :)

Dear fellow Volunteers,

Thank you for volunteering to help get the NP reviewed for our community. To keep up the momentum, we've scheduled an inaugural meeting this Friday 1pm at [redacted].
The agenda is attached, as are links to suggested reading and our Terms of Reference.
This will be a great (if cosy) chance to meet everyone and to begin to familiarise new faces with some of the terms you will come to know and love as we begin to look at tasks ahead!
Don't hesitate to get in touch before if you have any queries or comments.

Thanks
Laurie

Figure 4 Below – Article added to the NP area on the PC website to promote the Review Workshop

Date: 1 March 2023 at 20:02:13 GMT
To: Warborough Parish Council <clerk@ws-pc.org.uk>
Cc: wandsplan2023@googlegroups.com
Subject: Content for the NP page, please

Hi Bryony

Please can you add this text to the NP page (at the top, above the generic text that we agreed last time), **and then delete it on Mar 11 after the event** (leaving the generic text)

Thanks so much,

Laurie

Residents are invited!

The WSNP was implemented in 2018. Planning laws have changed since then, our villages have changed - a bit – and perhaps our priorities have changed, too. We are beginning a review process to ensure that our Neighbourhood Plan (NP) is aligned with the latest changes, and therefore is as strong as possible for consideration within the planning decision-making framework.

Our community vision is "***To preserve and enhance the look and feel of our villages, our community spirit and our countryside whilst supporting our identified housing and community needs".***

If you recall, this vision led into objectives around Village Character, Housing, Community Assets, Services & Facilities, and Economy & Tourism. Our 10 NP policies were designed to support those objectives, wherever planning laws at that time allowed.

Our first community event will be a recap and a workshop, where we will review the progress made and ask residents to consider and provide feedback on our objectives, underlying policies and community priorities, and perhaps add new ones too. This will help scope the work that the team have to do, and areas to focus on.

Friday 10 March 6-8pm

Greet Hall

We aim to have a wide cross section of the community participate, so **please RSVP** to:

1

Figure 5 Below – Review Workshop Poster



Figure 6 Below – Review Workshop Poster



Figure 7 Below – Review Workshop Poster



Figure 8 Below – Review Workshop Poster



Figure 9 Below – Website Magazine Article

Warborough & Shillingford Neighbourhood Plan (WSNP) Review Workshop



The WSNP was implemented in 2018. Planning laws have changed since then; our villages have changed - a bit – and perhaps our priorities have changed or widened, too. We are beginning a review process to ensure that our Neighbourhood Plan (NP) is aligned with the latest changes, and therefore is as strong as possible for consideration within the planning decision-making framework.

Our community vision is ***"To preserve and enhance the look and feel of our villages, our community spirit and our countryside whilst supporting our identified housing and community needs".***

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Our first community event will be a recap and a workshop, where we will review the progress made and ask residents to consider our objectives, underlying policies and community priorities, and perhaps add new ones too. This will help scope the work that the team have to do, and areas to focus on.

Friday 10 March 6-8pm **Greet Hall**

We aim to have a wide cross section of the community join in,

so **please rsvp** to: wandsplan2023@googlegroups.com

Figure 10 Below – Review Workshop – Agenda and Scoping Slides

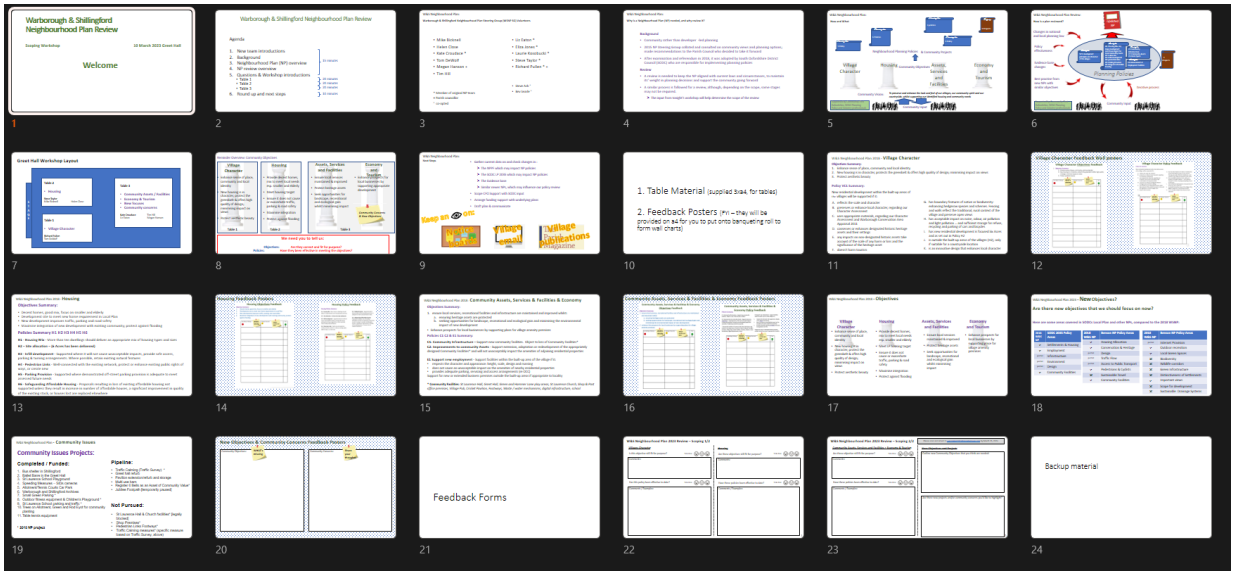


Figure 11 Below – Thank you note to villages for attending the Review and Scoping Workshop

Sent: 12 March 2023 19:43
To: warboroughandshillingfordcommunity@googlegroups.com
Cc: wandsplan2023@googlegroups.com
Subject: [wandsplan2023] Neighbourhood Plan Workshop - A Huge Thank You 💙

Dear Neighbours,



Thank you to the fantastic group that joined the Neighbourhood Plan Steering Group in the Greet Hall on Friday evening to kick off the NP review with the scoping workshop.

There was good representation from across the parish and the ideas and postit notes were flying with excellent and thoughtful suggestions about the areas that should be focussed on during the review.

For those unable to attend, please be assured that there will be other opportunities for you to participate in consultation events as we progress through the review. We look forward to analysing all the input we've received and options available, to then share next steps over the coming weeks.

As usual these will be discussed at Parish Council meetings, on the village email, in the Parish Magazine and invitations to events will also appear in Parish Notice boards, so please do stay tuned...

If there are any questions, don't hesitate to contact members of the group on wandsplan2023@googlegroups.com

Kind regards and sincere thanks once again from
The NP Steering Group

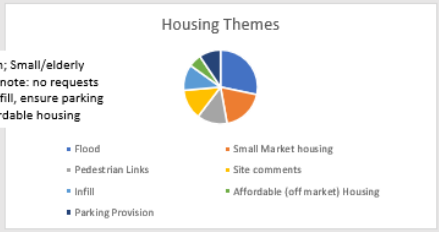
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You received this message because you are subscribed to the Google Groups "wandsplan2023" group.
To unsubscribe from this group and stop receiving emails from it, send an email to wandsplan2023+unsubscribe@googlegroups.com.
To view this discussion on the web visit https://groups.google.com/d/msgid/wandsplan2023/DB8P193MB07114BB5AEEA8CA5D44873F18DB89%40DB8P193MB0711.EURP193.PROD.OUTLOOK.COM.

Figure 12 Below – Review Workship – Scoping output analysed for inclusion in the Parish Council Stage Gate report

10 Mar Scoping Workshop Comments Analysis Report

Steering Group:	7
Community attendees:	35
Total Comments:	278

	No. of comments:	Themes:
Housing	66	**Themes:** Flood protection; Small/elderly housing, Site comments (note: no requests for sites); tightening of Infill, ensure parking & pedestrian links & affordable housing





Village Character	82	**Separation**	**Biodiversity within VC**	**Village Character**	**DarkSkies**
		16	17	11	7
		... from Benson, W/S coalescence	protect & enhance	provide more details	Protect



Economy	23	**Pub**	**Shop**	**Uses for Assets**	**Other**
		4	8	4	7
		more pubs; protect 6 Bells	*enhance; protect*	*café/WFH Hub*	*Camping; Include Shillingford Bridge Pool in scope; protect character*



Community Assets	46	**Cricket Pavilion**	**Greet Hall**	**The Green**	**Other**
		11	11	5	19
		refurb for multi-community use, no shed on Green	parking; replace; what is happening?; av	more protection	Improve The Wharf; Formalise Ditch Bridge; What is MU Barn project; Community Toilets



Community Issues	35	**traffic**	**Community Cohesion**	**Other**	
(not covered by above)		19	16		
		speed, parking, volume, safety	More community cohesion - events, groups & locations; infrastructure	Pedestrian links, flooding, infrastructure	



Infrastructure	10	General (school, Drs...), water/sewage/flood, pedestrian links, tech
Local Green Space	2	allotments, Green links, green spaces

* Also covered in Village Character feedback

New Objectives:	23	



Figure 13 Below – Parish Magazine Article April 2023

Parish Mag:
Our Neighbourhood Plan Update:



Thank you to the fantastic group that joined the Neighbourhood Plan Steering Group in the Greet Hall in March to kick off the NP review with the scoping workshop. There was good representation from across the parish and the ideas and post its were flying - with excellent and thoughtful suggestions about the areas that we should focus on this time round.

For those unable to attend, please be assured that there will be other opportunities for you to participate in consultation events as we progress through the review. We look forward to analysing all the input we've received and options available, to share next steps over the coming weeks. As usual these will be discussed at Parish Council meetings, on the village email, in the Parish Magazine and invitations to events will also appear in Parish Notice boards, so stay tuned...

If there are any questions, don't hesitate to contact members of the group on wandsplan2023@googlegroups.com
Kind regards from
The NP Steering Group

Figure 14 Below – Parish Magazine Article June 2023

Neighbourhood Plan Update

The NP team have been mulling over our previous plan, village input from the scoping event earlier this year and changes in the planning environment since the plan was delivered in 2018. Our next step will be to distribute a community questionnaire to every household. As soon as funding becomes available, we will be able to progress this.

It is important that as many households as possible complete the questionnaire – it's your opportunity to provide your input to the next iteration of the plan – which is vital to help us influence the way development happens in our villages.

Please look out for more information in the coming months and please do make every effort to take the time and respond.

Figure 15 Below – Parish Magazine Article September 2023 promoting the October Strategic Review Public Meeting



Dear Villagers,

On **Wednesday 18th October 7pm Greet Hall**, the Neighbourhood Planning Steering Committee need your input to help determine the direction of key elements for the next stage of the critical review of our Neighbourhood Plan (NP) which helps us influence development in our villages.

Following the tremendous success and results of Scoping Workshop held earlier this year, we need to now need your support to steer the direction of the NP.

What has changed since 2018:

- Our Neighbourhood Plan is 5yrs old and needs a review to maintain its strength
- Government proposals to improve NP protection have been delayed
- SODC has lost recent appeals based on their 5 Year land supply, but are still defending it
- OCC have refused to support a key infrastructure project on which SODC's 5 Year Land Supply, and key elements of planning protection, relies
- The legal environment has changed since 2018 and we want to capitalise on it

What hasn't changed:

- The planning landscape remains a constantly shifting environment
- Neighbourhood Plans *must* be demonstrably community led!

During this workshop, there will be an informative presentation, offering an easily consumed update on the current position, along with opportunities for you to provide crucial input to help inform the next iteration of our NP.

This is an important opportunity to provide input to help us influence the way development happens in our villages.

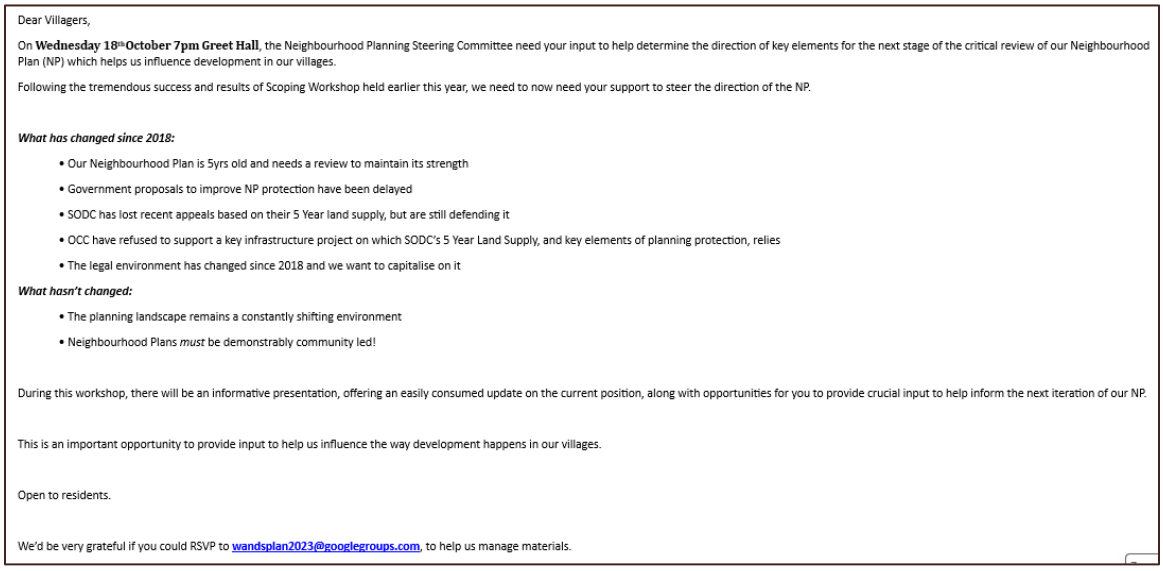
Open to residents.

We'd be very grateful if ou could rsvp to **wandsplan2023@googlegroups.com**, to help us manage materials.

Please mark the date in your diaries now and join us

on Wednesday 18th October in the Greet Hall for 19:00.

Figure 16 Below – Email to villagers via the community group promoting the Strategic Review on 18 October 2023



Dear Villagers,

On **Wednesday 18th October 7pm Greet Hall**, the Neighbourhood Planning Steering Committee need your input to help determine the direction of key elements for the next stage of the critical review of our Neighbourhood Plan (NP) which helps us influence development in our villages.

Following the tremendous success and results of Scoping Workshop held earlier this year, we need to now need your support to steer the direction of the NP.

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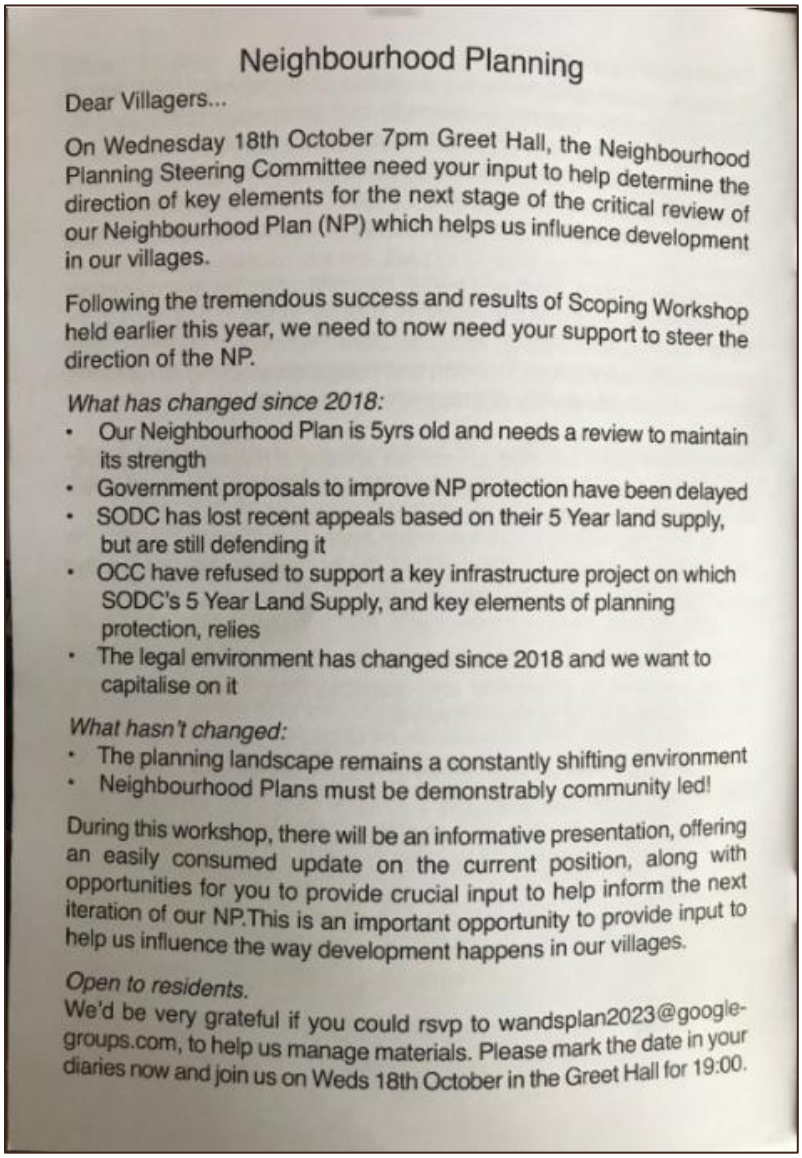
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This is an important opportunity to provide input to help us influence the way development happens in our villages.

Open to residents.

We'd be very grateful if you could RSVP to wandsplan2023@googlegroups.com, to help us manage materials.

Figure 17 Below – Parish Magazine Article October 2023 reminding villagers about the Strategic Review on 18 October 2023



Neighbourhood Planning

Dear Villagers...

On Wednesday 18th October 7pm Greet Hall, the Neighbourhood Planning Steering Committee need your input to help determine the direction of key elements for the next stage of the critical review of our Neighbourhood Plan (NP) which helps us influence development in our villages.

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- The legal environment has changed since 2018 and we want to capitalise on it

What hasn't changed:

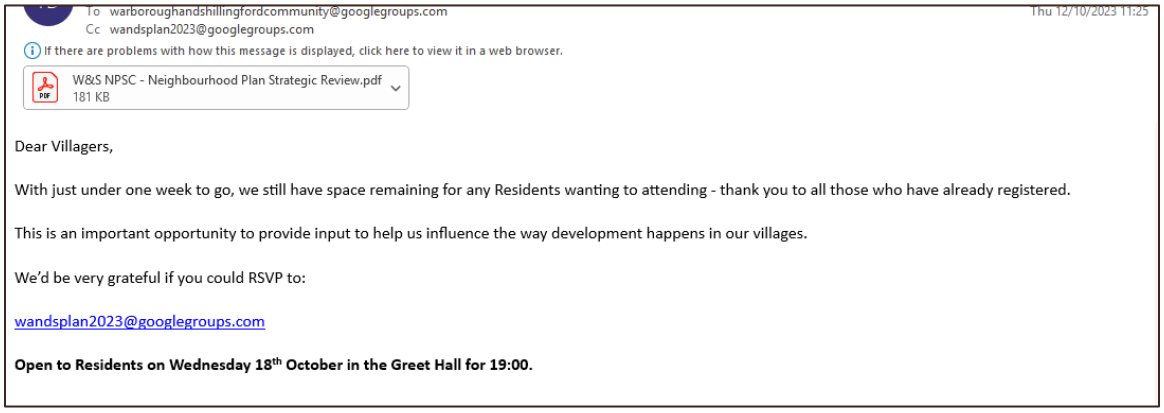
- The planning landscape remains a constantly shifting environment
- Neighbourhood Plans must be demonstrably community led!

During this workshop, there will be an informative presentation, offering an easily consumed update on the current position, along with opportunities for you to provide crucial input to help inform the next iteration of our NP.This is an important opportunity to provide input to help us influence the way development happens in our villages.

Open to residents.

We'd be very grateful if you could rsvp to wandsplan2023@google-groups.com, to help us manage materials. Please mark the date in your diaries now and join us on Weds 18th October in the Greet Hall for 19:00.

Figure 18 Below – Reminder email to villagers promoting the Strategic Workshop on 18.10.23



To warboroughandshillingfordcommunity@googlegroups.com
Cc wandsplan2023@googlegroups.com
Thu 12/10/2023 11:25

If there are problems with how this message is displayed, click here to view it in a web browser.

W&S NPSC - Neighbourhood Plan Strategic Review.pdf
181 KB

Dear Villagers,

With just under one week to go, we still have space remaining for any Residents wanting to attending - thank you to all those who have already registered.

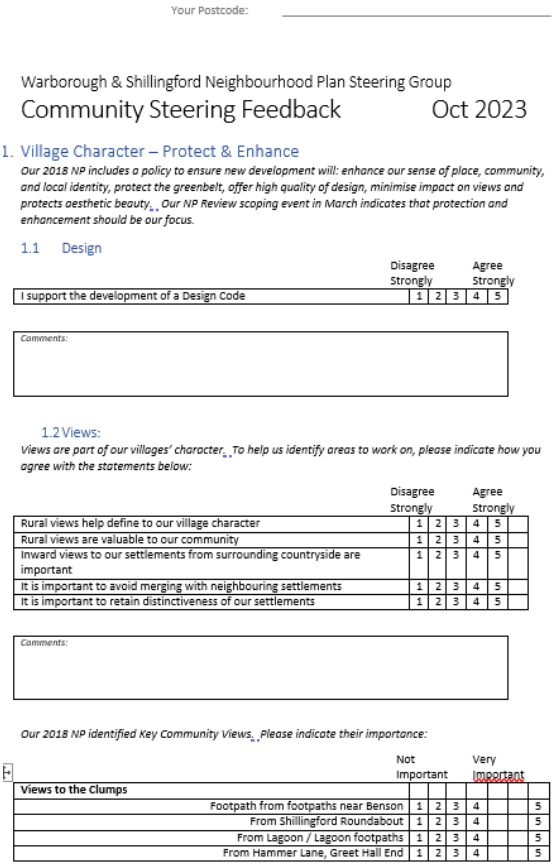
This is an important opportunity to provide input to help us influence the way development happens in our villages.

We'd be very grateful if you could RSVP to:

wandsplan2023@googlegroups.com

Open to Residents on Wednesday 18th October in the Greet Hall for 19:00.

Figure 19 Below – Strategic Review Workshop Feedback Worksheet as used by the attendees on 18 October 2023



Your Postcode: _____

Warborough & Shillingford Neighbourhood Plan Steering Group

Community Steering Feedback Oct 2023

1. Village Character – Protect & Enhance

Our 2018 NP includes a policy to ensure new development will: enhance our sense of place, community, and local identity, protect the greenbelt, offer high quality of design, minimise impact on views and protects aesthetic beauty. Our NP Review scoping event in March indicates that protection and enhancement should be our focus.

1.1 Design

	Disagree Strongly			Agree Strongly	
I support the development of a Design Code	1	2	3	4	5

Comments:

1.2 Views:

Views are part of our villages' character. To help us identify areas to work on, please indicate how you agree with the statements below:

	Disagree Strongly			Agree Strongly		
Rural views help define to our village character	1	2	3	4	5	
Rural views are valuable to our community	1	2	3	4	5	
Inward views to our settlements from surrounding countryside are important	1	2	3	4	5	
It is important to avoid merging with neighbouring settlements	1	2	3	4	5	
It is important to retain distinctiveness of our settlements	1	2	3	4	5	

Comments:

Our 2018 NP identified Key Community Views. Please indicate their importance:

	Not Important			Very Important		
Views to the Clumps						
Footpath from footpaths near Benson	1	2	3	4		5
From Shillingford Roundabout	1	2	3	4		5
From Lagoon / Lagoon footpaths	1	2	3	4		5
From Hammer Lane, Greet Hall End	1	2	3	4		5

Your Postcode: _____

From Hammer Lane, middle	1	2	3	4		5
From Hammer Lane, north end	1	2	3	4		5
From The Wharf, westward, across the flood plains	1	2	3	4		5
Views to the Chilterns						
From New Road/Wheelers End	1	2	3	4		5
From Shillingford Roundabout	1	2	3	4		5
Through Six Acres gap	1	2	3	4		5
From The Green	1	2	3	4		5
From footpaths east of the Green	1	2	3	4		5
Important Inward views & Street Views						
North End of Warborough, on the approach via A329	1	2	3	4		5
Into the Green from Benson-side footpaths	1	2	3	4		5
Into the Village from the Green	1	2	3	4		5
Into the Six Bells from the Green South	1	2	3	4		5
Into the War Memorial and Green South from A329	1	2	3	4		5
Views of the Rod Eyot (green space in front of the Greet Hall)	1	2	3	4		5
Important Outward views						
The rolling countryside as you exit Warborough north on the a329	1	2	3	4		5
Others:	1	2	3	4		5
	1	2	3	4		5
	1	2	3	4		5
	1	2	3	4		5
	1	2	3	4		5

1.3 Green Spaces & Distinctiveness of Settlements

Currently The Green, Rod Eyot, Allotments, The Wharf & Plough Field have been identified in the NP 2018 as green spaces important to our community.

	Disagree Strongly			Agree Strongly	
All green spaces should be designated as Local Green Spaces:	1	2	3	4	5
Add 6 Acres Meadow to register of local green spaces	1	2	3	4	5
Are there other important Green Spaces (and indicate why *beauty, historic significance, recreational value, tranquillity, or richness of wildlife?*)					

1.4 Opportunities for Improvement

Please suggest any opportunities to improve the character of the community.

Your Postcode: _____

4. Assets Service & Facilities

Policy C1- Community Infrastructure

A. The provision of new community facilities will be supported.
B. Development proposals that will result in either the loss of or significant harm to a Community Facility as defined in *Table 2: Community Facilities* will not be supported, unless it can clearly be demonstrated that the operation of the asset, or the ongoing delivery of the community value of the asset, is no longer financially viable.

Policy C2- Improvements to Community Assets

Proposals for the extension, adaptation or redevelopment of the community facilities identified in Table 2 (Community Facilities) will be supported, provided the resulting improved facilities are appropriate in design terms and will not unacceptably impact the amenities of adjoining residential properties.

4.1 Infrastructure

4.1 Do you support the addition of these village assets to our plan?

	Disagree Strongly				Agree Strongly
Cricket nets	1	2	3	4	5
Tennis courts	1	2	3	4	5
Allotments	1	2	3	4	5
Adult gym/play areas	1	2	3	4	5
The Dutch [storage] barn (near the tennis courts)	1	2	3	4	5
Other:					

4.2 Are there any changes you'd like explored in our Con

Comments:

Your Postcode: _____

Other:

3.2 Infill

	Disagree Strongly				Agree Strongly
I support the review of infill policy and design code specifications	1	2	3	4	5
Other infill policy comments:					

3.3 Protection:

We have safeguarded our existing affordable housing in the 2018 NP.

Are there additional protections that should explored for housing in WS?

3.4 Any other housing policy feedback

Comments on Housing Policies

Your Postcode: _____

2. Environmental – Protect & Enhance

2.1 Biodiversity

	Disagree Strongly				Agree Strongly
I support introduction of biodiversity policies	1	2	3	4	5

Comments and/ or email address if you would like to help:

2.2 Sustainability & Renewable Energy

	Disagree Strongly				Agree Strongly
I support enhancing sustainability and renewable energy policies	1	2	3	4	5
I support net zero requirements for new buildings	1	2	3	4	5
I support alternative energy solutions for existing buildings	1	2	3	4	5

Comments:

2.3 Flooding

	Disagree Strongly				Agree Strongly
I support policies to protect the community against flooding	1	2	3	4	5

Comments and historic flooding antidotes:

3. Housing

3.1 Where would you like new houses to go?

	Disagree Strongly				Agree Strongly
Vacant or derelict buildings	1	2	3	4	5
[illegible]ellings	1	2	3	4	5
[illegible]ildings	1	2	3	4	5
[illegible]erviced accommodation	1	2	3	4	5
[illegible]	1	2	3	4	5
[illegible] applicable sites in WS?)					
[illegible]reen fields	1	2	3	4	5

Figure 20 Below – Strategic Review Presentation as used on 18 October 2023

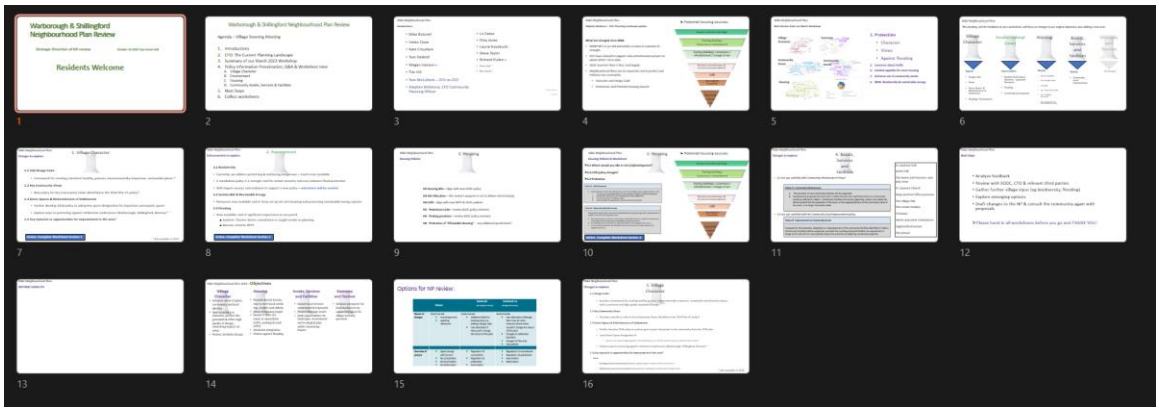


Figure 21 Below – Thank you note email to the villagers for their inputs during the Strategic Review Workshop on 18 October 2023

From: **Warborough Shillingford Neighbourhood Plan** <no.reply.wandsplan@gmail.com>
Date: Tue, 24 Oct 2023 at 13:53
Subject: {W&S Community} NP Village Event - THANK YOU!
To: <warboroughandshillingfordcommunity@googlegroups.com>
Cc: <wandspplan2023@googlegroups.com>

Dear Residents-

Thank you to everyone who joined us on a wet Wednesday to help steer the next steps of the review of our Neighbourhood Plan.

We were 48 in total – including our District Councillor and one non-resident.



It was lovely to see familiar and new faces – we hope that everyone found it informative and useful, especially the presentation from industry experts at CFO on the planning landscape we face. With that important context setting, we certainly appreciated the excellent questions, and the feedback provided which we are working to summarise and distil as we plan our next steps. For those who were unable to attend, there will be other opportunities to provide your feedback as the review progresses.

We provide updates on this community email and in the Parish Magazine – we also feature in a regular slot at the monthly Parish Council meeting. Minutes of our meetings are published on the Parish Council website https://www.ws-pc.org.uk/neighbourhood-plan/ and we're available via wandsplan2023@googlegroups.com.

Figure 22 Below – Inputs received, with analysis, from residents as recorded on the feedback forms at the Strategic Review Workshop 18.10.23 represented in PC Stage Gate report

Number	Category	Sub-categor	Comments	Count
1.1	Design		Vitality Important	8
			Difficult to ensure not too restrictive, need to allow variation	6
			Needs to reflect changes in the village and relevant to position	2
			Who makes the code?	2
			Originally a farming village	1
			Any different from the conservation area appraisal	1
			Needs to include all developments	1
			Please include parking	1
			Will help keep design local	1
			Suggestions for code	1
1.2	Views		Merging villages prevention very important	6
			Perfect - Ensure no change	3
			Views are part of this village's character	2
			Inward views are also important (looking back in)	2
			Wittenham Clumps is an iconic view	1
			Chilterns important	1
			Views are identified in the village conservation plan	1
			No street lights	1
		Other Views	Shillingford towards lagoon & Dorchester Abbey	4
			Millenium footpath north	3
			Derricks farm and behind Ladybrook Copse	2
			Thames path to Shillingford Bridge	2
			River Thames from Wharf Road	1
			Woods from Green North into village	1
			Fields connecting with Dorchester	1
			Jubilee field outwards	1
			Bridleway from Ladybrook Copse towards pig farm	1
			Views of the Thames from roads	1
			To Wittenham Clumps	1
			Church & St. Laurence Hall	1
			View to the Chilterns from Green obstructed by allotment hed	1
			Court Farm lane to Chilterns	1
			Newington from A329	1
			Ladybrook Copse to village	1
			Green and red trees along Shillingford Road	1

4.1	rastructure	Other Assets	Parking area off Six Acres	13
			Six Acres meadow	9
			Phone box library	7
			Sports Pavilion	5
			Footpaths and Bridleways	4
			Village benches	3
			War Memorial	3
			The Green	3
			Pub	3
			Green car park	2
			Copse by Tennis Courts	2
			Church and Cemetery	2
			Forest School area	2
			Footbridge opposite Oatlands	2
			Bathing place	2
			Golden Plough by Plough Field	2
			Water pump on Rod Eyot	1
			Greet Hall	1
			Green adjacent to phone box	1
			Playground and climbing trees	1
			Nest boxes	1
			Hammer Lane old play area should be planted with trees	1
		Changes	Extend green assets to include any verges	2
			Itemise wildlife areas - Lagoon, bathing place, Six Acres meado	1
			Funds from Community Infrastructure denied to Church	1
			Protect Pub and Village Shop	1
			Inviting nature walk	1
			Archery on the Green	1
			Community power	1
			Stewardship of assets	1
			Parking provision for assets	1
			Extension and linking of footpaths and bridleways. E.g. Orchard	1
			Rename the Cricket Pavilion to Sports Pavilion	1
			More sports like netball, walking football	1
			Café in the Pavilion	1

1.3	Green Spaces	Bathing place	5
		Warwick Spinney	3
		Line of Poplar Trees	3
		Verges on Green - North and South Roads	2
		Copse(s) at Tennis Courts	2
		Lagoon	2
		Fields behind shop because of views	2
		Wooded area back of Old Vicarage & Houses Green North	2
		Line of trees above Cuckoo Penn Paddock & wood beyond	2
		Churchyard	1
		Shillingford Bridge	1
		Area adjacent to Shillingford Bridge - Inlet birds nesting & histo	1
		Field opposite to Cloud Cottage - Home to 3 deer	1
		Area in front of the Six Bells	1
		Wood on Green North side	1
		Green North to Ladybrook Copse	1
		Footpath along the River to Benson	1
		River bank at Ferry Point	1
		Whitehead Plot	1
		Fields between Warborough and Benson (too big?)	1
		Ladybrook Copse	1
		Jubilee field	1

3.2	Infill	Size limited to 1 or 2 houses maximum on road frontage	7
		Definition tightened - Very important	6
		No backfill (back gardens)	2
		No infill permitted	2
		No infill permitted	1
		Better than Green Field	1
		Agree with allocating infill sites	1
		Use the NPPF policies as a reference	1
		Should not include the demolition of 1 dwelling to build more	1
3.3	Protection	Not in favour of any sufficient developments (greater than 3 ho	1
		Ferry House development should be supported	1
		Derelict/unused buildings need to be developed in village cha	1
		Do not support small site allocation as this will only encourage	1
		Protect - Examples include Ferry House, old pig unit, St Laurenc	1
		Protect against aggressive building at Ferry House	1
		Discourage 2nd homes	1
3.4	sing Policy	Need for smaller homes so family homes can be released	2
		Welsh Assembly introduced 300% council tax premium for emp	1
		Ferry House	1
		Quota has been filled with the development of Six Acres	1
		Plastic windows and concrete walls in St. Laurence Hall not in v	1
		Redevelopment of Ferry house should be kept within original t	1

1.2	Views	Merging villages prevention very important	6
		Perfect - Ensure no change	3
		Views are part of this village's character	2
		Inward views are also important (looking back in)	2
		Wittenham Clumps is an iconic view	1
		Chilterns important	1
		Views are identified in the village conservation plan	1
		No street lights	1
	Other Views	Shillingford towards lagoon & Dorchester Abbey	4
		Millenium footpath north	3
		Derricks farm and behind Ladybrook Copse	2
		Thames path to Shillingford Bridge	2
		River Thames from Wharf Road	1
		Woods from Green North into village	1
		Fields connecting with Dorchester	1
		Jubilee field outwards	1
		Bridleway from Ladybrook Copse towards pig farm	1
		Views of the Thames from roads	1
		To Wittenham Clumps	1
		Church & St. Laurence Hall	1
		View to the Chilterns from Green obstructed by allotment hed	1
		Court Farm lane to Chilterns	1
		Newington from A329	1
		Ladybrook Copse to village	1
		Green and red trees along Shillingford Road	1
		Views from the Thames (i.e. from being on the river)	1
		Thames path towards Shillingford Court	1
		Across fields from River towards Hammer Lane	1
		Towards Chilterns	1

2.3	Flooding	Existing drainage channels are ineffective and often blocked	10
		Great concern due to experience of flooding	9
		No development on flood plains	5
		Bad drainage at the North end of Warborough	2
		Climate change is increasing the risk	1
		Sewer improvements are needed	1
		Outdated regulations, e.g. of floods	1
		Large field east of the Green (beyond allotments)	1
		500 yards north from Greet Hall on A329, drainage overflow	1
		Green North/St. Laurence Hall	1
		Pinch point near the Church	1
		Ditch and pipe 70 Thame Road	1
		Opposite Rod Eyot	1
		Outside the Shop	1
		Outbuilding 96 Thame Road	1
		Outside Greet Hall / 173 Thame Road	1
		Footpaths	1
		OX107HF - Patio, garage and garden	1
		OX107ER - Sandbag issue due to River surges	1
3.1	Housing	No new housing	6
		Same footprint - No expansion (Ferry House provided as an exa	2
		Leave existing houses as they are - Ruined by extensions	2
		Not on Plough Field	2
		Renovation, not new houses	2
		Not between roundabout and the back of Court Drive	1
		Single dwelling site unless renovation	1
		Small houses only	1

1.4	Opps for Improvement	Ferry House Estate	26
		Farmyard as you head North out of Warborough	5
		Concern over increasing levels of traffic - Urgent need for the s	4
		Plant a row of trees by path to the lagoon	2
		Pig farm buildings and old styles	2
		Shed in Warborough Road in front of the building line	1
		Litter provision around The Shambles	1
		Prevent further encroachment of areas in front of the Six Bells	1
		More benches on footpaths and walkways	1
		Wildlife surveys and environment protection/education	1
		Spooky House	1
		Footpath in the Churchyard - Restore to original width	1
		Reroute Thames Path so its actually along the Thames	1
		Better pavements, kept clear	1
2.1	Biodiversity	Bats	1
		Deer on land leading to River Gainsborough Estate	1
		Indigenous not generic e.g. English Oak not Holm Oak	1
		Protection of River bank	1
		School use of the wildlife area	1
		More trees	1
		Use camera traps to record numbers	1
2.2	Sustainability	Rainwater storage	8
		Consider impact of alternative energy sources, e.g. visual and r	3
		Listed building limitation considerations	3
		Sympathetic sighting of solar panels	3
		Grey water policy	2
		Longer term effects & costs - There is insufficient data to base	2
		NP is not the place to add policies on energy solutions for exist	2
		Make this a condition of builds	2
		Grants?	1
		Noise?	1
		Not supported due to detrimental effects on village character	1
		Not always possible	1

Figure 23 Below – Bluestone Hosted Warborough and Shillingford Walking Workshop - Invitation

Dear Villagers,

At our recent Neighbourhood Plan event, when we asked if the community would support the development of a Design Code, there was a resounding YES!.

We are delighted to now be working with professionals from Bluestone Planning, who have worked successfully with other parishes to develop their guides that describe 'what good looks like' locally. This guide is then used to help guide future developments, for both those developing and those making the decision about planning applications. (Here is an example of one [Sharon recommended])

We are planning to survey our local areas, and all villagers are welcome to join us on a ***Walking Workshop*** *on Wednesday* ***29 November*** *(with* ***6 or 11 Dec as back up dates*** *in case of inclement weather – watch the village email as we will have to make the call the night before...) There will be both a morning and an afternoon session:* ***9:15 meet near the 6 Bells,*** *and* ***1:30 meet near the top of Wharf Road.*** *The plan will be to provide you with a worksheet so that you can make notes as we walk which will be shared with the Design Code team. You only need to join one of the sessions.*

If you're unable to come, there will be other opportunities to provide your input – more on this nearer the time.

If there are any questions, don't hesitate to ask the team wandsplan2023@googlegroups.com

We look forward to seeing you and fingers crossed for fair weather!

Kind regards from the Neighbourhood Plan Steering group

Figure 24 Below – Handout provided to the residents who joined the Bluestone Hosted Warborough and Shillingford Walking Workshop

WARBOROUGH PARISH COUNCIL

Elements to Assess in the Area on a Walking Tour

The community should where possible, think about and collect the following information as they travel around the Parish.

Important trees and hedgerows (including groups and individual trees)

We have a list from SODC of all Tree Preservation Orders (TPOs).

This will be made available for the community to see.

When assessing trees not already protected, consider the following in your assessment.

Try to map out where each of these are located. You can use Parish Online to record them or create your own Google Maps

https://support.google.com/mymaps/answer/3024454?hl=en&co=GENIE.Platform%3DDesktop#:~:text=On%20your%20computer%2C%20sign%20in,map%20a%20name%20and%20description.

Tree Assessment

Size and age: Larger and older trees and hedgerows are generally considered to be more valuable than smaller and younger ones.

Condition: Trees and hedgerows in good condition are more likely to be considered for inclusion in a neighbourhood plan policy.

Rarity: Trees and hedgerows of rare or unusual species are more likely to be considered for inclusion in a neighbourhood plan policy.

Location: Trees and hedgerows located in prominent or sensitive locations, such as in parks, gardens, or along public footpaths, are more likely to be considered for inclusion in a neighbourhood plan policy.

Biodiversity and environmental value: Trees and hedgerows provide important habitat for wildlife and can help to improve air quality and reduce noise pollution. Trees and hedgerows with high biodiversity and environmental value are more likely to be considered for inclusion in a neighbourhood plan policy.

Community value: Trees and hedgerows that are valued by the local community are more likely to be considered for inclusion in a neighbourhood plan policy. This could be because they provide shade and shelter, or because they are important for local traditions or practices.

What Policies Could be Included as a Result?

Policies to prevent the removal of trees and hedgerows. This could include policies to designate trees and hedgerows as protected trees or hedgerows, or to require developers to obtain permission from the local authority before removing trees or hedgerows.

WARBOROUGH PARISH COUNCIL

Policies to plant new trees and hedgerows. This could include policies to set targets for the number of new trees or hedgerows to be planted each year, or to provide incentives for landowners to plant trees and hedgerows.

Policies to improve the management of trees and hedgerows. This could include policies to require landowners to maintain trees and hedgerows in good condition for a set period, or to provide incentives for landowners to manage their trees and hedgerows.

Policies to promote awareness of the value of trees and hedgerows. This could include policies to educate the public about the benefits of trees and hedgerows, or to support community groups that are working to protect and enhance trees and hedgerows.

Important Views

The following are considerations for assessing an important view for inclusion in a Neighbourhood Plan:

- The location of the view - Is the view located in a sensitive landscape (by this we mean a designated landscape such as Area of Outstanding Natural Beauty, Valued Landscape, Green Belt etc?
- Is it visible for a large number of people – is it hidden away or can it be easily seen by the community?
- The quality of the view - Is the view considered scenic and above average compared to the surrounding landscape?
- Does it have a unique or distinctive character?
- The importance of the view to the local community - Is the view valued by the local community?
- Is it used for recreation or leisure activities?
- What would be the potential impact of development on the view?
- Would development obscure or degrade the view?
- Would it introduce new elements that are incompatible with the character of the view?

You will need to take photos of each view and note the location and direction of the view.

Below are the Landscape and Visual Impact Assessment Guidelines could be used to assess an important view for inclusion in a Neighbourhood Plan:

Step 1: Identify the important view.

The important view is a view of a historic castle from a nearby village. The castle is a prominent feature in the landscape and is of significant cultural importance to the local community.

Step 2: Identify the visual receptors.

The visual receptors for the view include residents of the village, visitors to the area, and users of the footpath that runs past the castle.

Step 3: Identify the characteristics of the view that make it important.

The scenic quality of the view is important, as is the historical significance of the castle. The view is also important to the local community because it is a familiar and well-loved landmark.

Step 4: Assess the potential impact of development on the view.

A proposed development would obscure the view of the castle from some parts of the village. The development would also introduce new elements into the landscape that are incompatible with the character of the view.

Step 5: Determine whether the impact of development on the view is significant.

The impact of development on the view is considered to be significant. The development would obscure or degrade the view for a significant number of visual receptors and would introduce new elements that are incompatible with the character of the view.

Based on this assessment, the important view would be considered to be a suitable asset for inclusion in a Neighbourhood Plan. By designating the view as a protected asset, the Neighbourhood Plan could help to ensure that it is protected from development.

Potential Local Green Spaces (LGS)

Does the green space meet the National Planning Policy Framework (NPPF) criteria?

The NPPF states that local green spaces should be:

- In reasonably close proximity to the community they serve;
- Demonstrably special to a local community; and
- hold a particular local significance.

This could be because of its:

- Beauty; or
- historic significance; or
- recreational value (including as a playing field) ; or
- tranquillity; or
- richness of its wildlife; and
- not be an extensive tract of land.

You will need to take photos of each potential LGS

Is the green space valued by the local community?

You can gather evidence of this through surveys, public consultations, and community engagement activities. You can also consider the following:

- How often is the green space used by the community?
- What activities do people use the green space for?

WARBOROUGH
PARISH COUNCIL

- What are the benefits of the green space to the community?
- Is the green space under threat of development?

If the green space is not already protected by another designation, then it is important to assess whether it is at risk of development. You can do this by considering the following factors:

- Is the green space located in an area that is under pressure for development?
- Are there any planning applications for development on or near the green space?
- Are there any known plans for development in the area that could impact the green space?
- If the green space meets all of the above criteria, then you may want to consider nominating it for inclusion in your Neighbourhood Plan.

Once you have these, you can send them over to us for inclusion in our LGS Matrix to assess their suitability further. By designating the space as a LGS, the Neighbourhood Plan could help to ensure that it is protected from development.

This work will add to that already undertaken by Bluestone Planning.

Locally Important Buildings or Designated Heritage Assets (NDHAs) –

A building, monument, site, place, area or landscape identified by the Steering Group, working group, community or independent consultants can be proposed as a NDHA.

It should comprise one of the following:

- Local interest buildings: These are buildings that are of local importance because of their architectural or historical interest, or because of their association with local people or events.
- Archaeological assets: These include archaeological sites, such as ancient settlements, burial grounds and industrial remains.
- Historic landscapes: These are areas of land that have been shaped by human activity over time, and may include features such as field systems, parkland and woodland.
- Local traditions and practices: These include intangible aspects of heritage, such as folk customs and traditional crafts.

You will need to take photos of each NDHA

In more detail – you will want to assess:

Architectural significance:

- Does the building have architectural merit?
- Is it well-designed and well-constructed?
- Does it have distinctive features or details?

Historic significance:

- Is the building associated with any important historical events or people?
- Does it reflect the architectural style or construction techniques of a particular period?

Local significance:

- Is the building valued by the local community?
- Is it a familiar and well-loved landmark?
- Does it have a role in local traditions or practices?

Condition of the building:

- Is the building in good condition?
- Is it well-maintained?

Setting of the building:

- Is the building located in a historic or sensitive setting?
- Would development in the vicinity of the building harm its setting?

Scarcity:

- Is the building of a rare or unusual type?
- Are there many other similar buildings in the area?

Some examples of NDHAs:

- A well-preserved Victorian terraced house or locally typical cottage
- A ruined fort
- A prehistoric burial mound
- A traditional village green
- A community festival that has been held for centuries

Such an asset can still be altered, but the protection is to minimise the adverse impact of development on the heritage asset.

Settlement Character

You may wish to take photos and or write some background documents which could be summarised on the following:

- Identifying the most important features of the settlement's built and natural environment.
- Assessing the quality and condition of the settlement's-built environment.
- Understanding the settlement's social and cultural characteristics.
- Identifying the settlement's unique and distinctive features.
- Look at the existing Conservation Area and see if current boundaries are appropriate. If you want to change these you will need to contact SODC and set out why.

WARBOROUGH
PARISH COUNCIL

- Promote the development of new buildings that are compatible with the settlement's character.
- Aid in a new Conservation Area Appraisal
- Support the use of traditional building materials and construction techniques.
- Encourage the retention of community facilities and services.

This work will add to that already undertaken by Bluestone Planning.

Public Rights of Way (PRoW) Assessment

it is important to consider the role of PRoW and how they can be protected and enhanced.

There are a number of ways to assess PRoW for inclusion as evidence in a neighbourhood plan policy:

Identify the PROW in your neighbourhood (you can use Parish Online or https://maps.hants.gov.uk/rightsofwaydefinitivemap/ . This includes footpaths, bridleways, and byways.

You will need to take photos of each PRoW, so that they can be included in the assessment

Assess the condition of the PRoW

- Are they well-maintained and easy to use?
- Are there any problems with obstructions or hazards?

Assess the usage of the PRoW

- How many people use the PRoW?
- For what activities are they used?

Assess the importance of the PRoW to the local community

- Do people value the PRoW?
- Do they use them for recreation, exercise, or access to the countryside?

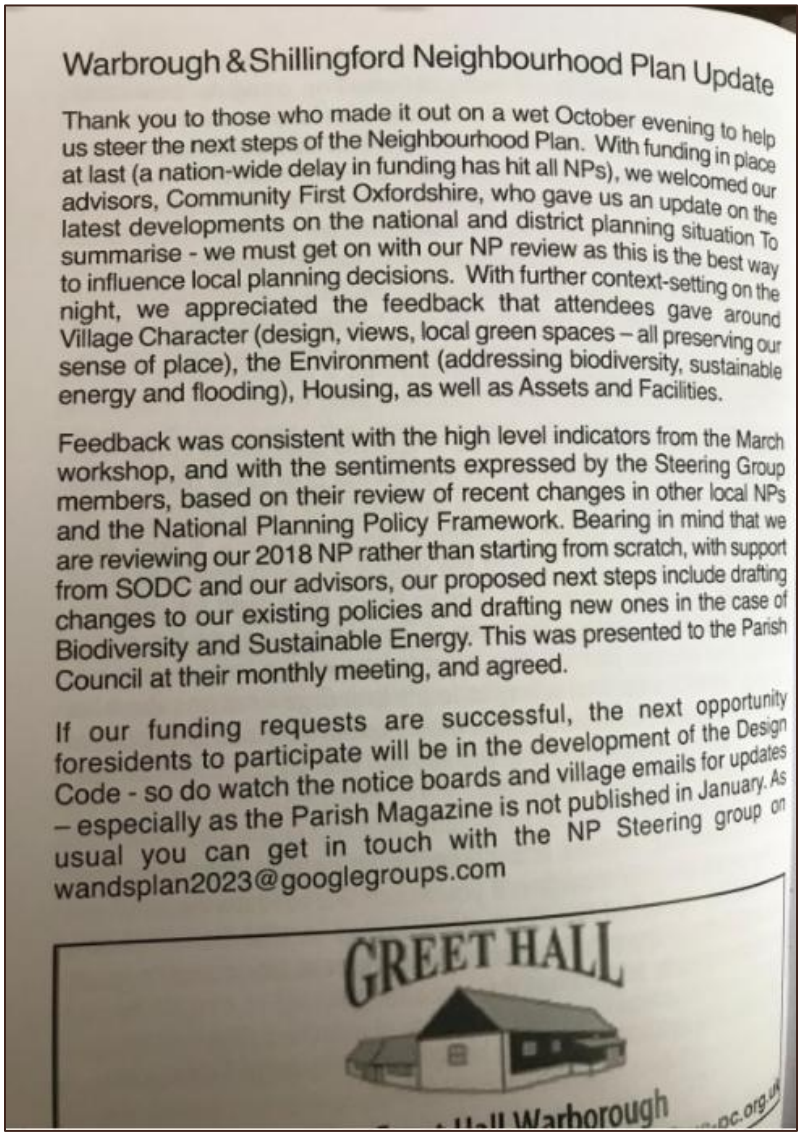
Identify any threats to the PROW

- Are there any development proposals that could impact the PRoW?
- Are there any other threats, such as encroachment or neglect?

We could use the work to write:

- Policies to improve the condition and accessibility of PROW. This could include policies to widen or surface footpaths, or to remove obstructions from bridleways.

Figure 25 Below – Parish Magazine Article thanking Residents for attending the Strategic Review Workshop 18.10.23



Warbrough & Shillingford Neighbourhood Plan Update

Thank you to those who made it out on a wet October evening to help us steer the next steps of the Neighbourhood Plan. With funding in place at last (a nation-wide delay in funding has hit all NPs), we welcomed our advisors, Community First Oxfordshire, who gave us an update on the latest developments on the national and district planning situation To summarise - we must get on with our NP review as this is the best way to influence local planning decisions. With further context-setting on the night, we appreciated the feedback that attendees gave around Village Character (design, views, local green spaces – all preserving our sense of place), the Environment (addressing biodiversity, sustainable energy and flooding), Housing, as well as Assets and Facilities.

Feedback was consistent with the high level indicators from the March workshop, and with the sentiments expressed by the Steering Group members, based on their review of recent changes in other local NPs and the National Planning Policy Framework. Bearing in mind that we are reviewing our 2018 NP rather than starting from scratch, with support from SODC and our advisors, our proposed next steps include drafting changes to our existing policies and drafting new ones in the case of Biodiversity and Sustainable Energy. This was presented to the Parish Council at their monthly meeting, and agreed.

If our funding requests are successful, the next opportunity foresidents to participate will be in the development of the Design Code - so do watch the notice boards and village emails for updates – especially as the Parish Magazine is not published in January. As usual you can get in touch with the NP Steering group on wandsplan2023@googlegroups.com

GREET HALL

Figure 26 Below – Ferry House site visit to meet with the owners of the derelict buildings to discuss village character improvement

Meeting with representatives of the owner of Ferry House

29th January 2024

Present: [redacted] Warborough and Shillingford Neighbourhood Plan Steering Group

[redacted] planner, [redacted], project manager and [redacted] Architect.

This site meeting followed an initial meeting regarding the harm caused to the community by the sites dilapidated buildings. It was arranged on the basis that there would be no feedback from the representatives of the Steering Group, we were there to listen.

Extensive parts of the site have been recently cleared with additional vandal proofing although an adjacent site experienced a break in on the previous weekend.

The proposals were explained as follows:

1) The smaller houses are to be brought back into use including the provision of gardens and parking.
2) A substantial house is planned on the land behind the existing house and pond. It will be of a very individual design based on a medieval boss? and a snowflake. No plans were shared.
3) There is an intention to create a small 'marina' by cutting through to the river and providing a bridge for the Thames Path with a second outlet further along likely to be achieved by a culvert. Extensive tree planting along the riverside is planned.
4) The large fish tank shed behind the walled garden is to be demolished.
5) The main house will be retained although reduced in size by the demolition of a swimming pool building and an extension. The building will be converted into a high-end restaurant, offsetting the demolished fish shed as they are in the same Use Class. 14 parking spaces will be provided on the land previously occupied by the indoor pool. The building is over two stories but due to the new house cannot be used in any way for residential purposes, the upper floor will form part of the restaurant.
6) There are no plans for the walled garden at the present time.

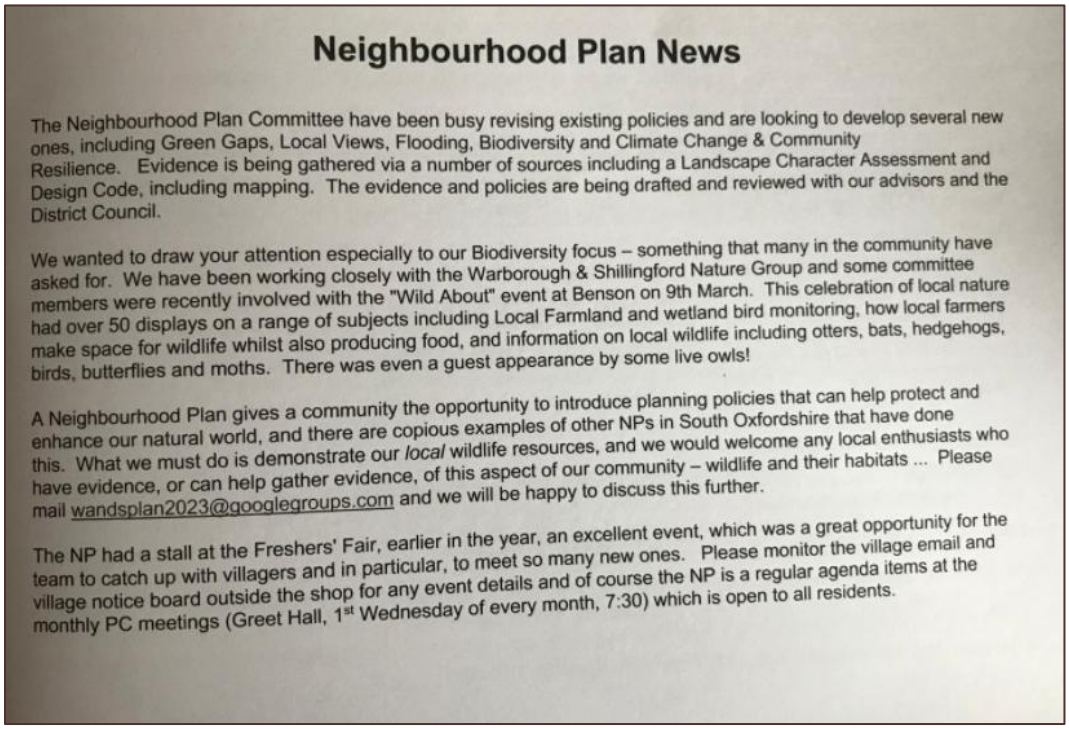
Figure 27 Below – Parish Magazine Article February 2024

Neighbourhood Plan Update

A short update from the Neighbourhood Planning Committee given the inevitable slowing down of activities over the festive period. We were delighted with the turnout to the Walking Workshop which was held at the start of December and thank all residents that braved the cold for attending. Supported by our advisors from Bluestone Planning LLP, we collectively gathered evidence for the Village Design Code for inclusion in the next version of the Neighbourhood Plan (NP), to document "'what good looks like locally' to help guide future developments for both those developing and those making a decision about planning applications".

The committee continues to work with advisors to prepare the next draft of the NP which will include new polices covering, for example, Village Character, Mitigating Flood Risk in a Climate Emergency, Safeguarding Affordable Housing and Biodiversity – and we will continue to keep you updated.

Figure 28 Below – Parish Magazine Article April 2024 – Call for volunteers to assist with the development of the policy on protecting and enhancing biodiversity



Neighbourhood Plan News

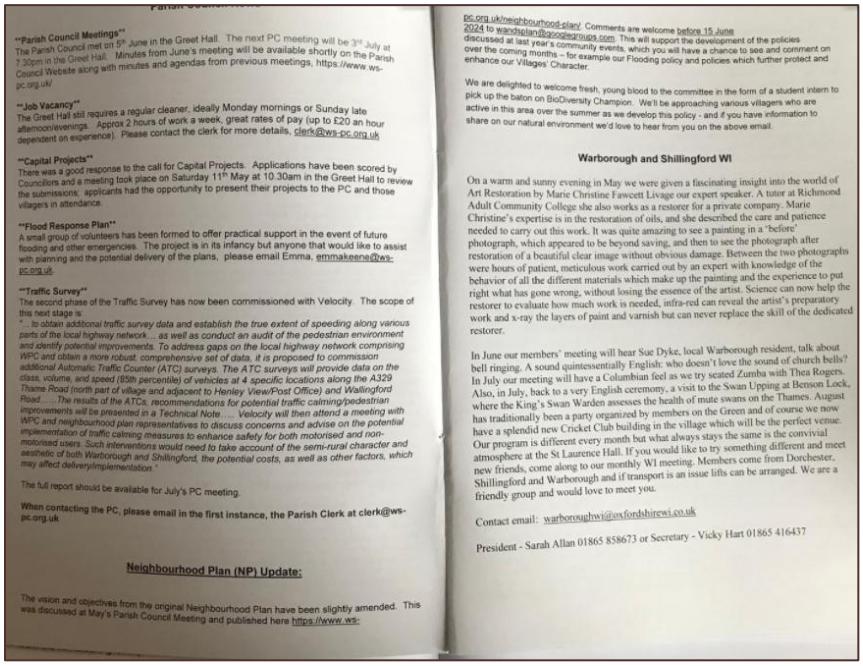
The Neighbourhood Plan Committee have been busy revising existing policies and are looking to develop several new ones, including Green Gaps, Local Views, Flooding, Biodiversity and Climate Change & Community Resilience. Evidence is being gathered via a number of sources including a Landscape Character Assessment and Design Code, including mapping. The evidence and policies are being drafted and reviewed with our advisors and the District Council.

We wanted to draw your attention especially to our Biodiversity focus – something that many in the community have asked for. We have been working closely with the Warborough & Shillingford Nature Group and some committee members were recently involved with the "Wild About" event at Benson on 9th March. This celebration of local nature had over 50 displays on a range of subjects including Local Farmland and wetland bird monitoring, how local farmers make space for wildlife whilst also producing food, and information on local wildlife including otters, bats, hedgehogs, birds, butterflies and moths. There was even a guest appearance by some live owls!

A Neighbourhood Plan gives a community the opportunity to introduce planning policies that can help protect and enhance our natural world, and there are copious examples of other NPs in South Oxfordshire that have done this. What we must do is demonstrate our *local* wildlife resources, and we would welcome any local enthusiasts who have evidence, or can help gather evidence, of this aspect of our community – wildlife and their habitats ... Please mail wandsplan2023@googlegroups.com and we will be happy to discuss this further.

The NP had a stall at the Freshers' Fair, earlier in the year, an excellent event, which was a great opportunity for the team to catch up with villagers and in particular, to meet so many new ones. Please monitor the village email and village notice board outside the shop for any event details and of course the NP is a regular agenda items at the monthly PC meetings (Greet Hall, 1st Wednesday of every month, 7:30) which is open to all residents.

Figure 29 Below – Parish Magazine Article June 2024



Parish Council Meetings"
The Parish Council met on 5th June in the Greet Hall. The next PC meeting will be 3rd July at 7.30pm in the Greet Hall. Minutes from June's meeting will be available shortly on the Parish Council Website along with minutes and agendas from previous meetings, https://www.ws-pc.org.uk/

"Job Vacancy"
The Greet Hall still requires a regular cleaner, ideally Monday mornings or Sunday late afternoon/evenings. Approx 2 hours of work a week, great rates of pay (up to £20 an hour dependent on experience). Please contact the clerk for more details, clerk@ws-pc.org.uk

"Capital Projects"
There was a good response to the call for Capital Projects. Applications have been scored by Councillors and a meeting took place on Saturday 11th May at 10.30am in the Greet Hall to review the submissions; applicants had the opportunity to present their projects to the PC and those villagers in attendance.

"Flood Response Plan"
A small group of volunteers has been formed to offer practical support in the event of future flooding and other emergencies. The project is in its infancy but anyone that would like to assist with planning and the potential delivery of the plans, please email Emma, emmakeene@ws-pc.org.uk

"Traffic Survey"
The second phase of the Traffic Survey has now been commissioned with Velocity. The scope of this next stage is:
"... to obtain additional traffic survey data and establish the true extent of speeding along various parts of the local highway network ... as well as conduct an audit of the pedestrian environment and identify potential improvements. To address gaps on the local highway network comprising WPC and obtain a more robust, comprehensive set of data, it is proposed to commission additional Automatic Traffic Counter (ATC) surveys. The ATC surveys will provide data on the class, volume, and speed (85th percentile) of vehicles at 4 specific locations along the A329 Thame Road (north part of village and adjacent to Henley View/Post Office) and Wallingford Road ..... The results of the ATCs, recommendations for potential traffic calming/pedestrian improvements will be presented in a Technical Note .... Velocity will then attend a meeting with WPC and neighbourhood plan representatives to discuss concerns and advise on the potential implementation of traffic calming measures to enhance safety for both motorised and non-motorised users. Such interventions would need to take account of the semi-rural character and aesthetic of both Warborough and Shillingford, the potential costs, as well as other factors, which may affect delivery/implementation."

The full report should be available for July's PC meeting.

When contacting the PC, please email in the first instance, the Parish Clerk at clerk@ws-pc.org.uk

Neighbourhood Plan (NP) Update:

The vision and objectives from the original Neighbourhood Plan have been slightly amended. This was discussed at May's Parish Council Meeting and published here https://www.ws-pc.org.uk/neighbourhood-plan/. Comments are welcome before 15 June 2024 to wandsplan@googlegroups.com. This will support the development of the policies discussed at last year's community events, which you will have a chance to see and comment on over the coming months – for example our Flooding policy and policies which further protect and enhance our Villages' Character.

We are delighted to welcome fresh, young blood to the committee in the form of a student intern to pick up the baton on BioDiversity Champion. We'll be approaching various villagers who are active in this area over the summer as we develop this policy - and if you have information to share on our natural environment we'd love to hear from you on the above email.

Warborough and Shillingford WI

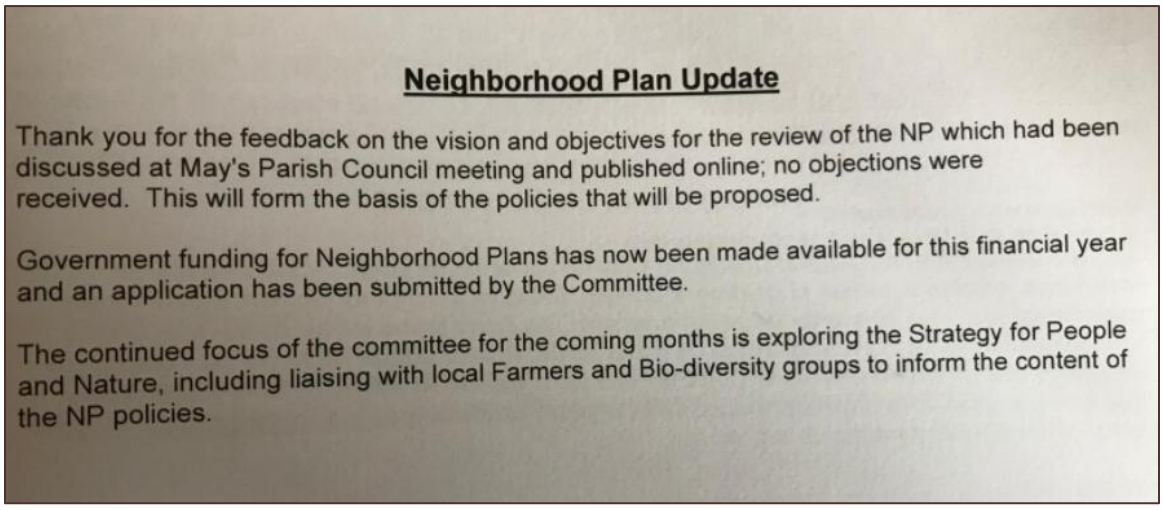
On a warm and sunny evening in May we were given a fascinating insight into the world of Art Restoration by Marie Christine Fawcett Livage our expert speaker. A tutor at Richmond Adult Community College she also works as a restorer for a private company. Marie Christine's expertise is in the restoration of oils, and she described the care and patience needed to carry out this work. It was quite amazing to see a painting in a 'before' photograph, which appeared to be beyond saving, and then to see the photograph after restoration of a beautiful clear image without obvious damage. Between the two photographs were hours of patient, meticulous work carried out by an expert with knowledge of the behavior of all the different materials which make up the painting and the experience to put right what has gone wrong, without losing the essence of the artist. Science can now help the restorer to evaluate how much work is needed, infra-red can reveal the artist's preparatory work and x-ray the layers of paint and varnish but can never replace the skill of the dedicated restorer.

In June our members' meeting will hear Sue Dyke, local Warborough resident, talk about bell ringing. A sound quintessentially English: who doesn't love the sound of church bells? In July our meeting will have a Columbian feel as we try seated Zumba with Thea Rogers. Also, in July, back to a very English ceremony, a visit to the Swan Upping at Benson Lock, where the King's Swan Warden assesses the health of mute swans on the Thames. August has traditionally been a party organized by members on the Green and of course we now have a splendid new Cricket Club building in the village which will be the perfect venue. Our program is different every month but what always stays the same is the convivial atmosphere at the St Laurence Hall. If you would like to try something different and meet new friends, come along to our monthly WI meeting. Members come from Dorchester, Shillingford and Warborough and if transport is an issue lifts can be arranged. We are a friendly group and would love to meet you.

Contact email: warboroughwi@oxfordshirewi.co.uk

President - Sarah Allan 01865 858673 or Secretary - Vicky Hart 01865 416437

Figure 30 Below – Parish Magazine Article July 2024



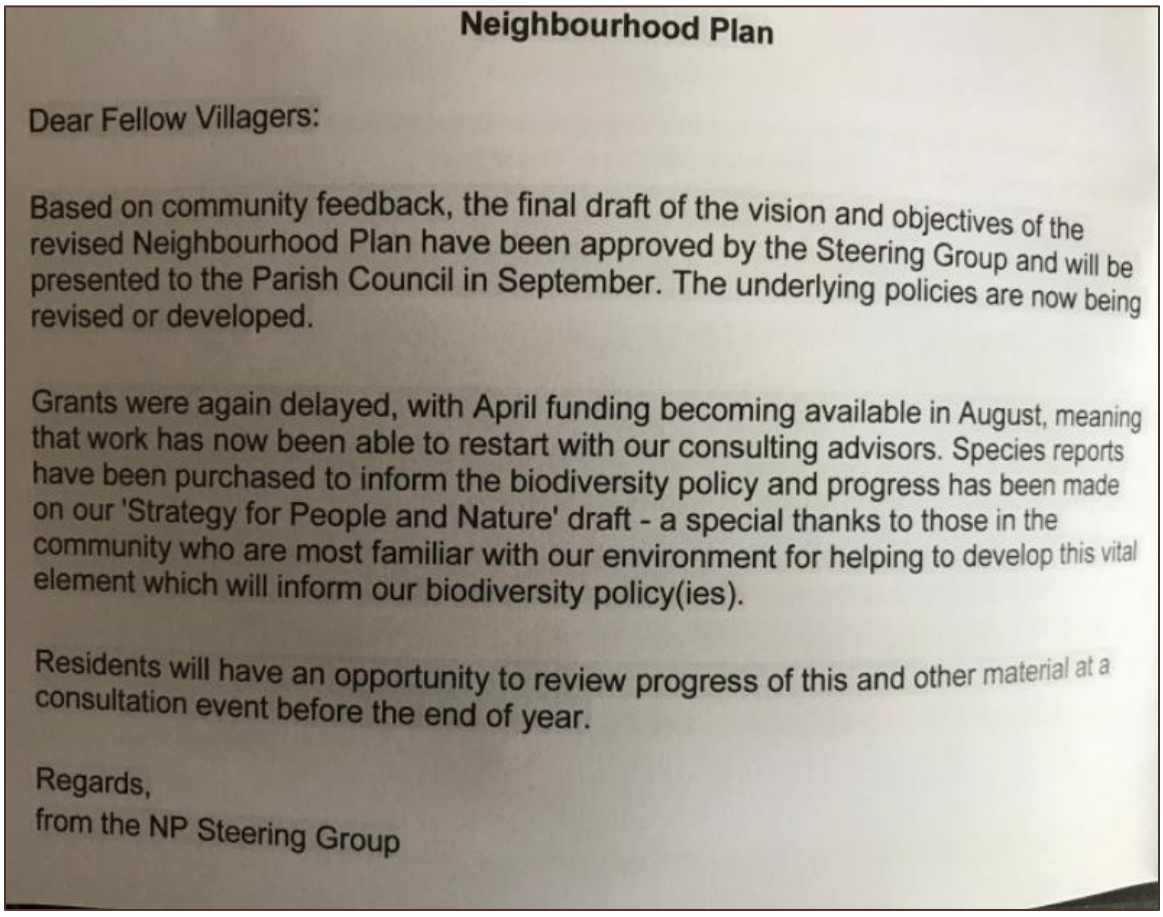
Neighborhood Plan Update

Thank you for the feedback on the vision and objectives for the review of the NP which had been discussed at May's Parish Council meeting and published online; no objections were received. This will form the basis of the policies that will be proposed.

Government funding for Neighborhood Plans has now been made available for this financial year and an application has been submitted by the Committee.

The continued focus of the committee for the coming months is exploring the Strategy for People and Nature, including liaising with local Farmers and Bio-diversity groups to inform the content of the NP policies.

Figure 31 Below – Parish Magazine Article September 2024



Neighbourhood Plan

Dear Fellow Villagers:

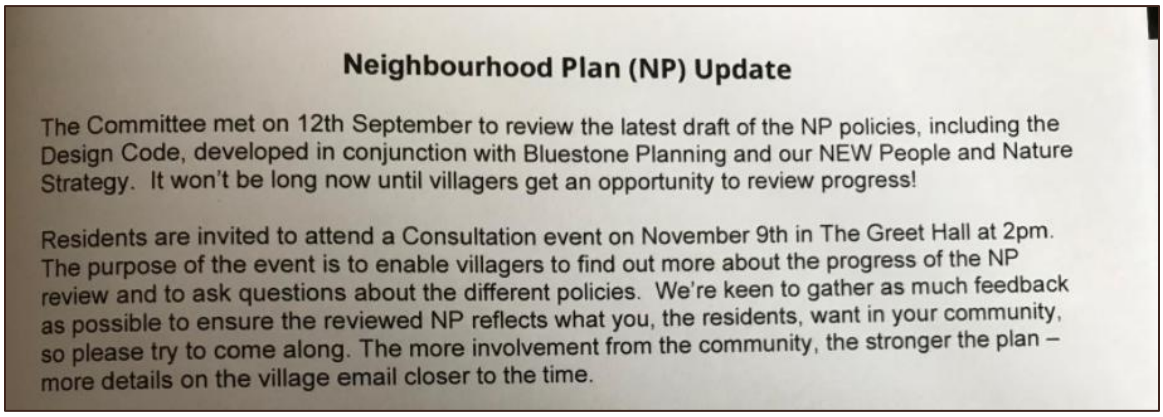
Based on community feedback, the final draft of the vision and objectives of the revised Neighbourhood Plan have been approved by the Steering Group and will be presented to the Parish Council in September. The underlying policies are now being revised or developed.

Grants were again delayed, with April funding becoming available in August, meaning that work has now been able to restart with our consulting advisors. Species reports have been purchased to inform the biodiversity policy and progress has been made on our 'Strategy for People and Nature' draft - a special thanks to those in the community who are most familiar with our environment for helping to develop this vital element which will inform our biodiversity policy(ies).

Residents will have an opportunity to review progress of this and other material at a consultation event before the end of year.

Regards,
from the NP Steering Group

Figure 32 Below – Parish Magazine Article October 2024



Neighbourhood Plan (NP) Update

The Committee met on 12th September to review the latest draft of the NP policies, including the Design Code, developed in conjunction with Bluestone Planning and our NEW People and Nature Strategy. It won't be long now until villagers get an opportunity to review progress!

Residents are invited to attend a Consultation event on November 9th in The Greet Hall at 2pm. The purpose of the event is to enable villagers to find out more about the progress of the NP review and to ask questions about the different policies. We're keen to gather as much feedback as possible to ensure the reviewed NP reflects what you, the residents, want in your community, so please try to come along. The more involvement from the community, the stronger the plan – more details on the village email closer to the time.

Figure 33 Below – Poster promoting the village consultation event 30 October 2024

Neighbourhood Plan (NP)
Village Consultation Event

--- Note this NEW DATE*---
Wednesday October 30th, 2024

Greet Hall 7.30 - 9pm

Your NP Steering Team now needs to hear our villagers' inputs & experiences to help validate the material developed with support from Bluestone Planning that will underpin our revised plan.

We aim to have a wide cross section of the community participate, so everyone is encouraged to attend. This is an opportunity to help shape how our Parish can continue to support you, and preserve what is important to you, over the years ahead.

Drop-in to our working tables to review and contribute to material including:

- NEW People and Nature Strategy
- NEW Flooding and Sewerage
- NEW Design Code
- Revised Green Gaps and Local Views
- Revised Heritage and Special Character Areas

Hope to see you there!

RSVP, please email: wandsplan2023@googlegroups.com

***NOT 9 November as published in the Village magazine – apologies!**

Figure 34 Below – Email sent to village community

Date: Sun, 6 Oct 2024 at 14:41
Subject: [W&S Community] Our Neighbourhood Plan - Invitation - Village Consultation Event on 30 October @ 7.30pm
To: W&S Community <warborough-and-shillingford-community@gaggle.email>

Dear Villagers,

**** Please mark this date in your diaries and join us in the Greet Hall on Wednesday 30 October at 7.30pm for our Neighbourhood Plan (NP) Village Consultation Event **** *Note - this is a change from the 9 Nov date published in the Village Magazine*

Your NP Steering Team now needs to hear our villagers' inputs & experiences to help validate the material developed with support from Bluestone Planning that will underpin our revised plan.

We aim to have a wide cross section of the community participate, so everyone is encouraged to attend. This is an opportunity to help shape how our Parish can continue to support you, and preserve what is important to you, over the years ahead.

Drop-in to our working tables to review and contribute to material including:

- NEW People and Nature Strategy
- NEW Flooding and Sewerage
- NEW Design Code
- Revised Green Gaps and Local Views
- Revised Heritage and Special Character Areas

Open to all residents, we'd be very grateful if you could RSVP to **wandsplan2023@googlegroups.com** to help us manage logistics and materials.

Thanks, and hope to see you there!

W&S NP Steering Committee.

Figure 35 Below – Poster placement in the parish notice board for the village consultation event 30 October 2024



Figure 36 Below – Poster placement in the parish notice board for the village consultation event 30 October 2024



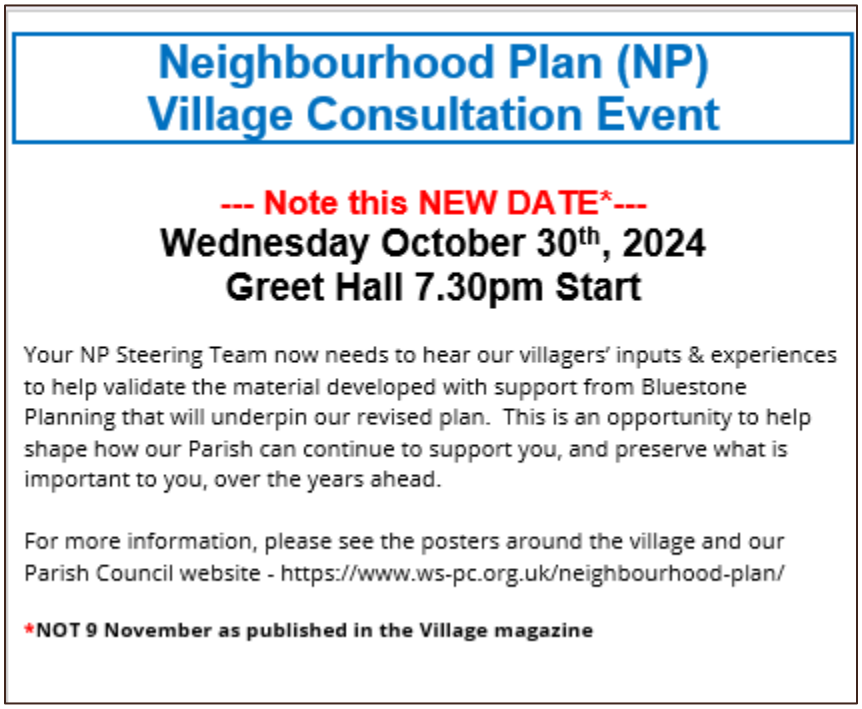
Figure 37 Below – Poster placement in the parish notice board for the village consultation event 30 October 2024



Figure 38 Below – Poster placement in the parish notice board for the village consultation event 30 October 2024



Figure 39 Below – Leaflet dropped to every household in Warborough and Shillingford promoting the village consultation event on 30 October 2024



Neighbourhood Plan (NP)
Village Consultation Event

--- Note this NEW DATE*---

Wednesday October 30th, 2024

Greet Hall 7.30pm Start

Your NP Steering Team now needs to hear our villagers' inputs & experiences to help validate the material developed with support from Bluestone Planning that will underpin our revised plan. This is an opportunity to help shape how our Parish can continue to support you, and preserve what is important to you, over the years ahead.

For more information, please see the posters around the village and our Parish Council website - https://www.ws-pc.org.uk/neighbourhood-plan/

***NOT 9 November as published in the Village magazine**

Figure 40 Below – Reminder email sent to the village community promoting the village consultation event 30 October 2024

Date: Wed, 23 Oct 2024 at 13:08
Subject: [W&S Community] REMINDER: Our Neighbourhood Plan - Invitation - Village Consultation Event on 30 October @ 7.30pm
To: W&S Community <warborough-and-shillingford-community@gaggle.email>

Dear Villagers,

Over 400 of you recently responded to the Planning Appeals Inspectorate regarding a speculative application for 90 houses in our parish, so it is great to see that community spirit.

Let's make sure that is also reflected in our local legislative policies - Our Neighbourhood Plan is vital to help drive plan-led, rather than developer-led, growth. We need your involvement to advance the updated plan's review, and so if you are able to come along next Wednesday your attendance will be much appreciated.

Please RSVP to wandsplan2023@googlegroups.com to help us manage logistics and materials.

Thanks,

W&S NP Steering Committee.

----------Message----------
Dear Villagers,

**** Please mark this date in your diaries and join us in the Greet Hall on Wednesday 30 October at 7.30pm for our Neighbourhood Plan (NP) Village Consultation Event **** *Note - this is a change from the 9 Nov date published in the Village Magazine*

Your NP Steering Team now needs to hear our villagers' inputs & experiences to help validate the material developed with support from Bluestone Planning that will underpin our revised plan.

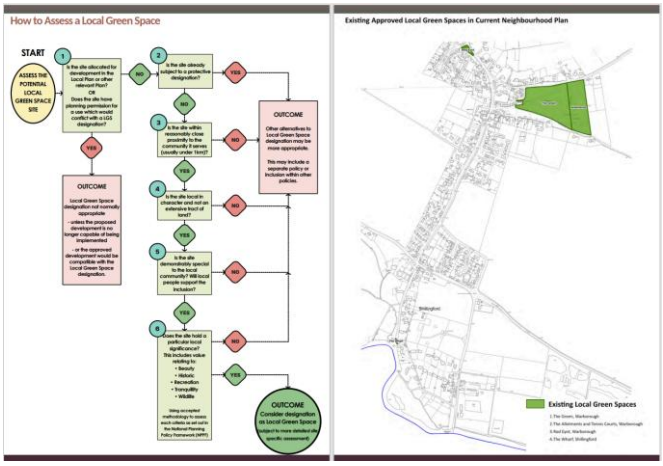
We aim to have a wide cross section of the community participate, so everyone is encouraged to attend. This is an opportunity to help shape how our Parish can continue to support you, and preserve what is important to you, over the years ahead.

Drop-in to our working tables to review and contribute to material including:

1

Figure 41 Below – Village Consultation – Presentation pack





What is an Important View?

- In the context of neighbourhood planning, **'Important Views'** refer to views or panoramas that are considered significant to the character and quality of the area.
- These views can be either natural or built-environment based
- They often contribute to the sense of place and amenity within a community.

Can you Provide Examples of Important Views?

Clearly this can be a subjective matter, but there are criteria to set out what is or is not considered to be 'important'. However, some generally accepted important views often contain:

- **Scenic vistas:** Panoramic views of the countryside, hills, or rivers. In this instance this could include the Chilterns, the North Wessex Downs and the River Thames and Thame.
- **Historic landscapes:** Views of significant buildings, monuments, or archaeological sites. These have been identified in our heritage section
- **Parish Character and Built Form:** Views of the villages with distinctive architecture and design. These have been identified in our Character Appraisal
- **Natural features:** Views of trees, woodlands, rivers, or other natural elements that contribute to the area's character. These have been identified in our Biodiversity section

What Will Protection of these Views Mean?

Once identified, important views will be protected through neighbourhood plan policies and design codes. This may involve:

- Limiting development that could obstruct or degrade the view.
- Protecting significant trees and hedgerows and other natural features that contribute to the visual quality of the view.
- Maintaining existing public access to viewpoints and their enhancement where appropriate.
- Educational initiatives: Raising awareness of the importance of these views and encouraging their appreciation.

QUESTIONS

Based on our previous consultation, do you agree with the identified important views?

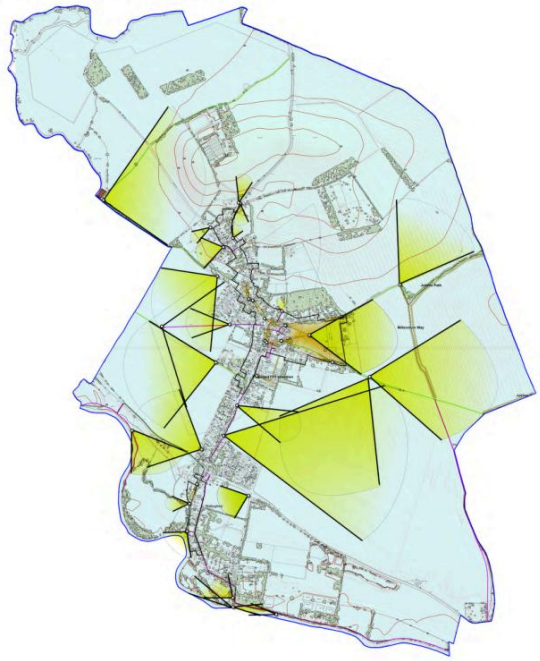
Are there any additional views you feel are important and would like to see?





These can be countryside views or urban views, particularly of heritage assets, but must be public from roads and paths and not private views.

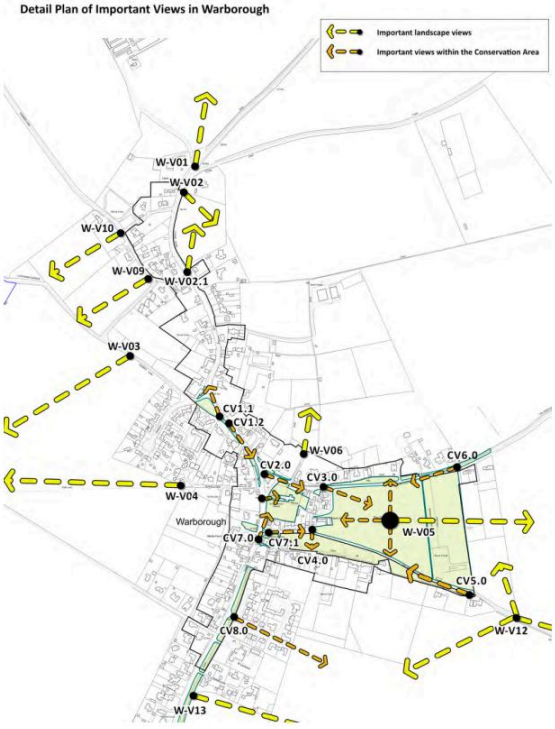
Overview Plan of Important Views (see detailed maps)



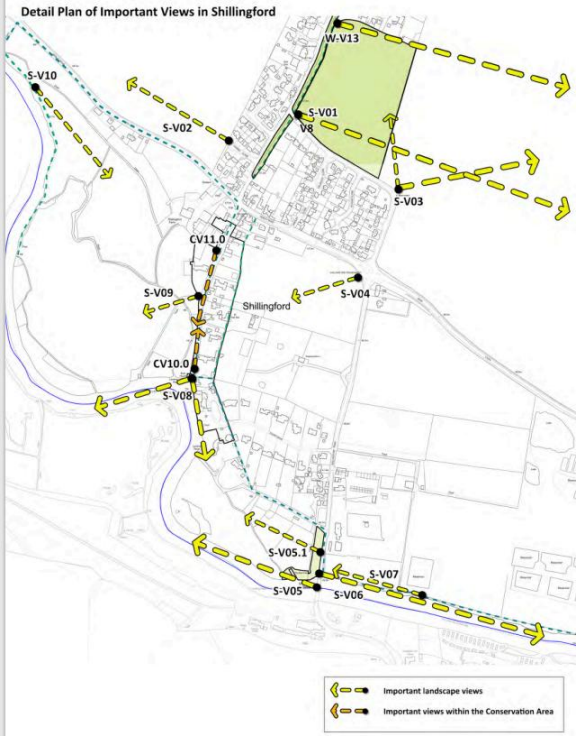
Important landscape views

Important views within the Conservation Area

Detail Plan of Important Views in Warborough



Detail Plan of Important Views in Shillingford

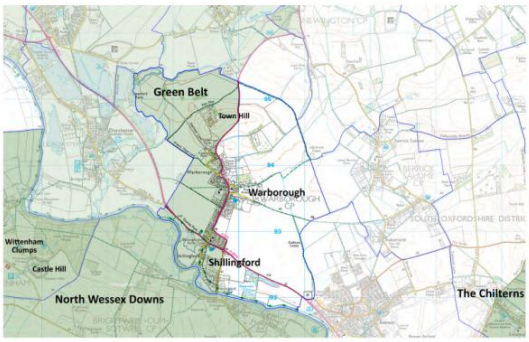


Name or ID	Status	Type of View	Reason for Inclusion
WARBOROUGH			
W-V01	Existing NDP	This offers significant views of rising farmland where the rolling field and landscape character of the Clay Vale are visible from the A329 as you leave the village and Conservation Area.	Good Match for Protected View Status (Natural England) - scenic beauty, tranquility, part of the Green Belt.
W-V02	Existing NDP	From the A329 as you enter the village and Conservation Area, now partially obscured by overgrown hedges, but with onward seasonal views to the Wittenham Clumps (North Wessex Downs protected landscape) towards the south.	View as you enter the village and conservation area, partial onward views to the North Wessex Downs (Wittenham Clumps) protected landscape and part of the Green Belt.
W-V02.1	Draft	As you exit the village to the North; provides a rural paddock view and keeps the linearity of the Northern end of the village	As you exit the village to the North; provides a rural paddock view and keeps the linearity of the Northern end of the village. Provides scenic beauty and tranquility.
W-V03 (FORMER V10)	Existing NDP	Hammer Lane edge of conservation area looking onto North Wessex Downs protected landscape (Wittenham Clumps).	Along the edge of the Warborough Conservation Area there are public uninterrupted views of the North Wessex Downs National Landscape and Wittenham Clumps. The distinct landscape character of the Thames floodplain is displayed. This view has Green Belt protection.
W-V04 (FORMER V9)	Existing NDP	From Hammer Lane Along the edge of the Warborough Conservation Area there are public uninterrupted views of the North Wessex Downs protected landscape (Wittenham Clumps)	The distinct landscape character of the Thames floodplain is displayed with North Wessex Downs protected landscape (Wittenham Clumps) backdrop. Part of the Green Belt.
W-V05 (FORMER V3)	Existing NDP	View from the Village Green (East). From the Village Green there are expansive views to the Chilterns protected landscape. Highly valued and important to the setting of the Conservation Area.	Highly valued and important to the setting of the Conservation Area. The village green has been allocated as a Local Green Space, the view beyond the village green does not have green protection. High Match for Protected View Status (Natural England). Historically much of this view offered views out to the Chilterns, currently some of this historical view is blocked by tree growth
W-V06 (FORMER AV02)	Draft	View from edge of Conservation Area northwards across open fields enclosed by woodland. It is a PROW but has the feel of a private driveway entrance.	Enclosed woodland view forming an important setting to the Conservation Area and grounds of the Old Vicarage (including Listed Walls and curtilage listed outbuildings
W-V07B (FORMER v05b)	Existing NDP	View from the Village Green (East). From the Village Green there are expansive views to the Chilterns protected landscape. Highly valued and important to the setting of the Conservation Area.	Highly valued and important to the setting of the Conservation Area. The village green has been allocated as a Local Green Space, the view beyond the village green does not have green protection. Historically much of this view offered views out to the Chilterns, currently some of this historical view is blocked by tree growth.
W-V08 (FORMER PV024)	Draft	PROW Footpath by bathing place River Thame to Town Hill	View to Town Hill
W-V09 (FORMER pv21)	Draft	From PROW towards Chilterns, across farmland with avenue of trees alongside	Looking from PROW towards Chilterns protected landscape with avenue of trees Alongside
W-V10 (FORMER v04)	Existing NDP	Along the edge of the Warborough Conservation Area there are public uninterrupted views of the North Wessex Downs protected landscape Wittenham Clumps from the end of Green Lane	The distinct landscape character of the Thames floodplain is displayed.
W-V11 (FORMER v11)	Existing NDP	Views to the open countryside and farmland from the end of the Green north	Provides a valuable open public view and contribute to the setting of the conservation area.
W-V12 (FORMER PV25, PV09 and AV7	Draft	Multi-directional view taken from village Green South Bridleway which is also a farm track which links to the Warborough Millenium Walk and tracks to Benson and Roke. View north-west to fields and woodland from green south bridleway before entering Warborough. View south-west to North Wessex Downs National Landscape (Wittenham Clumps). View east from PRoW over to open countryside and Chilterns protected landscape to the east	As walk, cycle or gallop up bridleway towards Warborough this view of trees maintains the open countryside feel, shortly afterwards turn the corner and enter Warborough. The village Green South Bridleway is the most widely used countryside village path and is very popular walk for walkers, dog owners and cyclists. It contributes significantly to the rural feel of the village, which is so highly valued by the residents, and is key to the inwards view of the village. The view beyond Plough Field has Green Belt Protection. High Match for Protected View Status (Natural England). Seek Local Green Space protection Expansive, wide-ranging, long-distance view and to Chilterns protected landscape
W-V12.1 (FORMER pv20)	Draft	From the PRoW as enter Warborough from Benson, long ranging views towards North Wessex Downs protected landscape.	Looking back towards W&S & the North Wessex Downs protected landscape from the intersection of the public right of way, permission path and footpath to Benson
W-V13 (FORMER AV08)	Draft	First open view as you exit build area of Warborough over the last remaining gap separating Warborough and Shillingford settlements to the open countryside /Chilterns AOBNB to the east	Expansive, long distance view and to Chilterns National Landscape
W-V14 (FORMER AV01	Draft	From Henfield View across the fields to the west towards Green Lane with North Wessex Downs protected landscape	Expansive, long distance view towards North Wessex Downs protected landscape
W-V15 (FORMER PV048)	Draft	PROW from lagoon at Diagonal path, historic stone in foreground,	View of village nestling low in Thames Flood Plain across arable farmland with far reaching views to the Chilterns
Warborough Conservation Area Views			
CV1.1 (FORMER AV3)	Draft	Important street scene along A329 Thame Road. View towards Greet Hall as per Conservation Area Appraisal	Important Conservation Area view Capturing the Greet Hall, Rod Ayot and numerous heritage assets
CV1.2 (FORMER AV4)	Draft	View south along Thame Road	Important Conservation Area view / including numerous heritage assets
CV2.0 (FORMER AV05)	Draft	View adjacent to St Laurence Hall east towards The Green	Important Conservation Area view / including numerous heritage assets including the Church and Village Hall from the Thame Road
CV2.1 (FORMER AV05B)	Draft	Church and Lynch Gate	Conservation Area view - Street scene view focus on the Church, but with numerous heritage assets
CV3.0 (FORMER AV06)	Draft	View from northwest corner of village green towards allotment gardens with Chilterns protected landscape in the background	Conservation Area view - across the village green with Chilterns protected landscape in the background.
CV4.0 (FORMER V12)	Existing NDP	The street scene along the part of the Green North nearest the Thame Road, and towards the 6 Bells	Makes a valuable contribution to the Conservation area.
CV5.0 (FORMER AV10	Draft	View from southeast corner of village green towards Church bell tower & sports pavilion	Conservation Area view - across the village green and numerous heritage assets
CV6.0 (FORMER AV16	Draft	View from Northeast corner of village green towards church tower, sports pavilion	Conservation Area view - across the village green and numerous heritage assets
CV7.0 (FORMER v14b)	Draft	Heart of Village: Shop, St Lawrence Hall, Lynch Gate and Old Vicarage, Church Tower, Alms houses, Memorial	Conservation Area view - Street scene

Criteria for Identifying Important Views:

The Landscape Institute provides guidance for identifying important views in neighbourhood plans. Key criteria include:

- **Visual Quality:** The view should possess exceptional visual appeal, offering a sense of awe, wonder, or aesthetic pleasure.
- **Distinctiveness:** The view should be unique or rare, standing out from surrounding landscapes due to its composition, elements, or cultural significance.
- **Cultural or Historical Significance:** The view may hold cultural or historical value, being associated with significant events, people, or landmarks.
- **Community Importance:** The view should be valued by the local community, with evidence of its significance in shaping the area's identity and character.
- **Accessibility:** The view should be accessible to the public, allowing for its enjoyment and appreciation.
- **Vulnerability:** The view should be assessed for its susceptibility to change or development pressures. Views that are particularly vulnerable to negative impacts may require additional protection.



How to Assess the Impact of Development on Important Views:

The views were assessed as to how development may impact the view.

This was looked at in terms of how sensitive the view is considered to be and how development may impact upon the view.

Visual Sensitivity of Viewpoint

Level of Sensitivity	Definition of Sensitivity Examples
HIGH	Views from important landscapes (as shown below) where appreciation of affected views may be the principal activity. Residential properties.
MEDIUM	Views from Public Right of Ways, cycle trails, public open space or regionally/ local important landscapes where attention may be focused on an affected view.
LOW	Views from roads and railways which are transient due to travelling through the landscape. Places of work or commercial properties, where attention is unlikely to be focused on affected views.

Potential Level of Visual Impact upon Viewpoint

Level of Magnitude	Definition of Magnitude
HIGH	Major change in existing view.
MEDIUM	Partial change in existing view.
LOW	Minor change such that it is largely unchanged.
NEGLIGIBLE	Very inconspicuous change approximating / No change

A combined assessment of sensitivity and magnitude is undertaken to determine how significant an effect is, as shown below.

Significance Matrix

Magnitude of Change \ Sensitivity of View	LOW	MEDIUM	HIGH
HIGH	MODERATE	MODERATE /MAJOR	MAJOR
MEDIUM	MINOR / MODERATE	MODERATE	MODERATE /MAJOR
LOW	MINOR	MINOR/NEGLIGIBLE	MODERATE
NEGLIGIBLE	NEGLIGIBLE	NEGLIGIBLE	NEGLIGIBLE

Green Gaps

Many terms are used to refer to land between neighbouring settlements that are vulnerable to physical or visual coalescence, including 'green gap' as we have used here.

Please be aware that the western side of the Parish falls within the Green Belt and in this regard, gaps have not been proposed as it is felt that the area is adequately covered by this policy.

What is the Purpose of a Green Gap?

1. It allows for the **preservation of Open Space within and between settlements:** These gaps help to maintain green spaces within villages and built up areas. It should be noted that designation does not necessarily provide public access or recreational opportunities.
2. **Prevention of Sprawl and Creep of Development:** By creating a physical barrier between settlements, local gaps can help to prevent urban sprawl and maintain a sense of place and individual identity between areas. Particularly where areas are very different historically as in the case here.
3. **Flood Prevention:** Green spaces can act as natural floodplains, absorbing excess water and reducing the risk of flooding. Even away from river flooding, there are many areas within the Parish where surface water and groundwater levels are high. Such open spaces allow for containment of such water and prevent further damage to property.
4. **Noise and Pollution Reduction:** Trees, hedgerows and other vegetation can help to mitigate noise and air pollution from nearby busy roads.
5. **Biodiversity Conservation:** Green gaps can provide important habitats for wildlife, supporting biodiversity and ecological connectivity. Even on arable fields, the presence of boundary trees and hedgerows are important, as is the opportunity to roam and forage among crops.
6. **Visual Amenity:** Local gaps can enhance the visual appeal of an area, providing a sense of openness and reducing visual clutter.
7. The proposed gaps are considered essential to ensure that the villages does not merge and or lead to further merger from other settlements

QUESTIONS

Do you agree with the identified Green Gaps and important open frontage designations?

Are there any additional gaps or frontage designations you feel are important and would like to see?



What does Designation Mean?

The Warborough and Shillingford NDP will identify the location of the gap(s) and include policies to set out the types of development which will be permitted, based on the following principles:

1. It would not diminish the physical and / or visual separation of settlements; and
2. It would not individually or cumulatively with other existing or proposed development compromise the integrity of the gap.

Where are the Gaps Proposed and Why?

There are three proposed gaps:

- **1. Plough Field** - this gap is the last remaining gap between the villages of Warborough and Shillingford. The gap extends over a flat area of land, which currently provides a clear visual separation between the two settlements as one approaches from the east.
- When viewed from the edge of Warborough travelling toward Shillingford, there are hedgerows along Thame Road and New Road, which can block views in summer months (when the hedges have not been cut), but at other times of the year there are full and uninterrupted views.
- There are also a number of key public vantage points which are also open year-round along the field edges.
- As the last remaining field between the two settlements, it is key that this should not be developed to maintain the separate identities of the settlements, which are distinctly different.
- **2. Thame Road** - the approach to Warborough from the north is extremely low key and rural in nature. Although there is one property on the eastern side of the village, this is very well screened and cannot easily be seen. In this regard, the impression of the eastern side of the village is a well vegetated environment with small enclosed field parcels. This is unlike the other areas of the village which have vast open arable fields giving rise to long distance views.
- This area of land originally formed an area of small orchards, which is very much characteristic of historic Warborough. Whilst none of the trees survive on site the small enclosed field parcels highlight the historic land use which can be identified on plans until the 1960s.
- The site is considered a small, but important green gap to maintain the rural countryside to village transition that is currently experienced.
- **3. Henley Rd / Wallingford Rd** - prior to the construction of the Shellingford Roundabout, a crossroads existed with the Old Bell Inn as its landmark feature. The fields to the southwest were visually open and a clear view of the properties on Wharf Road (now the Conservation Area) could be gained. Little has changed from this time and the area still provides an important gap between the Conservation Area and the busy Wallingford and Henley Roads.
- The area around the roundabout has been urbanised with signage and other visual clutter. It is important that no further urbanisation of this area takes place. It is essential that the setting to the Shillingford Conservation Area is not eroded further.

What Other Designations are There?

There are two other important landscape designations shown:

- **Important Open River Frontage** - this is an area alongside the Thames which has a unique waterside frontage. The views of the expansive River Thames are enhanced by its relatively undeveloped nature. Whilst there are some pockets of development outside of the Parish, this remains largely a clear and unobstructed area. It is enjoyed by walkers along the long distance Thames Path and from the key vantage point on the Listed landmark Shillingford Bridge.
- There is an overwhelming sense of tranquillity in this area, set within a key landscape environment that warrants future protection from adverse impacts.
- **Important Open Landscape Frontage** - some areas of the adjacent parishes have been subject to extensive development within recent years. Many of which if extended further, could adversely impact the rural nature of Warborough and Shillingford without sufficient landscape mitigation.
- **The approach along the Henley Road** from Benson is particularly important. Here there is a key low native hedgerow frontage alongside the road, gives open and expansive views towards the village of Warborough. Where glimpsed views of built form are nestled among a tree-lined backdrop to the northwest.
- Warwick Spinney, on the Parish Boundary is an important parish wildlife site, which is often overlooked. Maintaining an undeveloped buffer is particularly important in terms of wildlife corridors.
- To the southwest of the Henley Road, the verdant, well wooded edge of the River Thames is apparent and highly visible in this area of low lying flood plain. A similar view exists on the western edge of Shillingford along the Henley Road.
- It is considered important to maintain the rural approaches to the village and to ensure that further urbanisation through development or features that has currently taken place does not intrude further into the landscape.

Green Gaps and Land Use

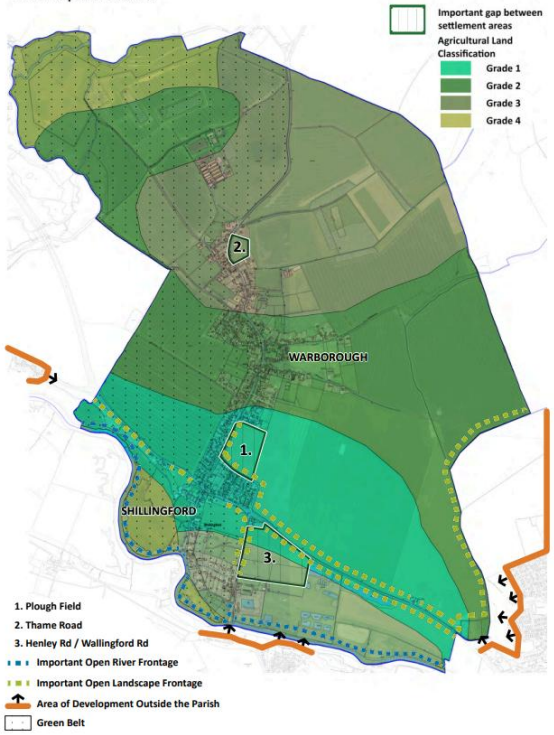


TABLE 3

Flooding, Drainage and Sewage Issues

- The Environment Agency (EA) flood risk maps shown that a significant part of the Parish are covered by flood zones or flood warning areas.
- In addition, there are areas which are affected by surface water and ground water flooding problems.
- To date residents have submitted information which highlights local areas of flooding which are not highlighted on the EA map.
- The surface water / sewer problems shown are partly to the low level of the surrounding land and also to the ground conditions in the area (including increased levels of development and hard surfacing).
- The Steering Group have been working hard to compile all of the flooding and drainage evidence submitted to support the Neighbourhood Plan.
- The policies will seek to ensure all of these areas are clearly identified to planning officers and developers and make it clear to see the current areas of concern and the information required to accompany development proposals.

QUESTIONS

You have previously provided information on flooding in the Parish. What do you think about the official flood maps shown - do you agree with the areas highlighted?

Are there any other key problem areas that you would like to see highlighted? If so, where and why?

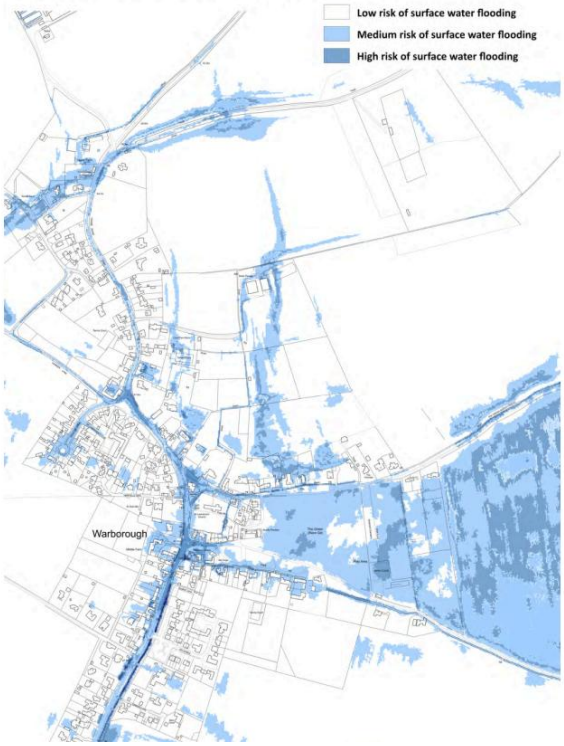






TABLE 1

Detail View Surface Water Flooding - Warborough



Biodiversity

Purpose

To develop options to maintain and enhance the quality and diversity of the natural biodiversity of the parish.

Focus

The display information has been prepared to look at the following elements

- Protection and enhancement of biodiversity and features where we want to avoid irreversible losses.
- Ensuring that new developments do not threaten biodiversity and positively encourage it.
- Augment and enrich existing wildlife areas and promote new habitat-rich areas which deliver net gains in biodiversity

QUESTIONS

Do you think people are aware that these biodiversity areas exist?

Take a look at the plans and background work and see if there are there any other potential biodiversity areas that you would like to see highlighted?

What are the Designated Areas?

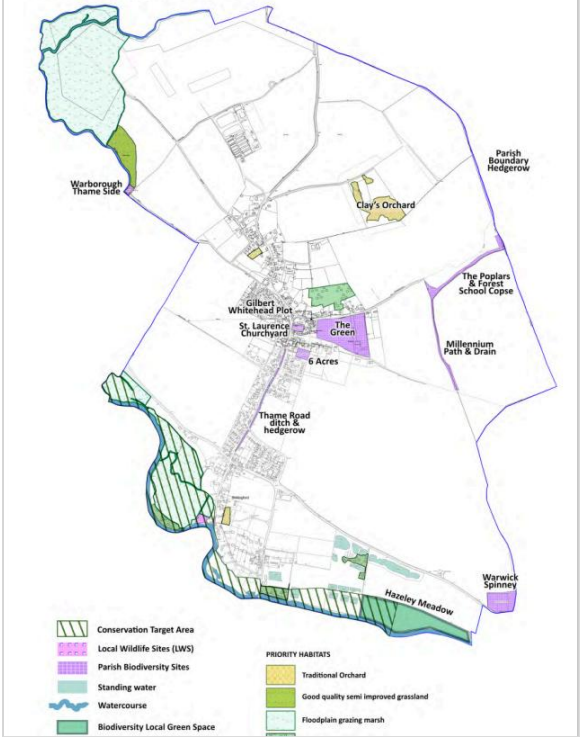
- A **Conservation Target Area (CTA)** is a designated area that's important for wildlife conservation.
- It is where targeted conservation efforts will have the greatest benefit.
- The boundaries of CTAs are defined, but they should be interpreted with some flexibility. It is recommended that the boundaries should be reviewed regularly, particularly as conservation action takes effect and new information becomes available. In this regard, our work with the Neighbourhood Plan seeks to update the current position.
- A **Local Wildlife Site (LWS)** is an area of land that is important for wildlife and is designated as a non-statutory protected site.
- A LWS includes rare or threatened habitats and species that are important for nature conservation. They are identified using scientific criteria and ecological surveys.
- They are a key part of Oxfordshire's ecological network and play a vital role in conserving wildlife.
- They are corridors for wildlife, connecting different areas of land.
- **Priority Habitats** are deemed to be of principal importance for the purpose of conserving biodiversity, being listed in the National Biodiversity Strategy and Action Plan.
- The Parish has traditional orchards, deciduous



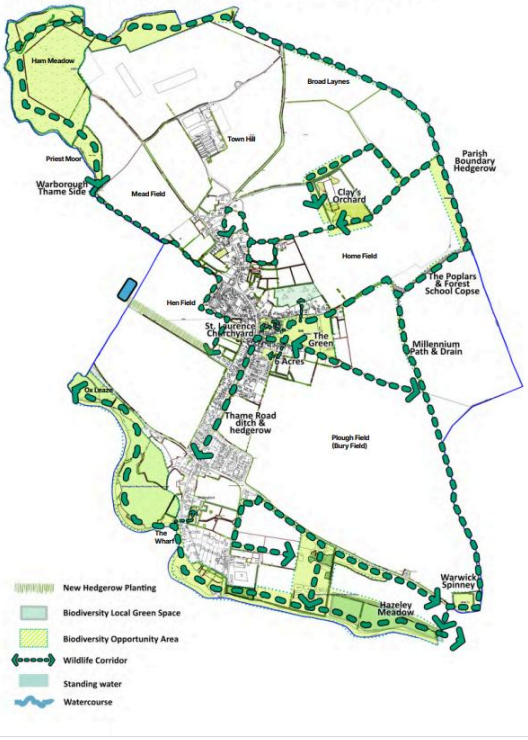
woodland, semi improved grassland and floodplain grazing marshes.

- There are also individual **Parish Biodiversity Sites**, which have been identified on the plans shown. These are based on local research and this is set out in the evidence base document entitled A Strategy for People and Nature in Warborough and Shillingford.

Environmental Designations in the Parish

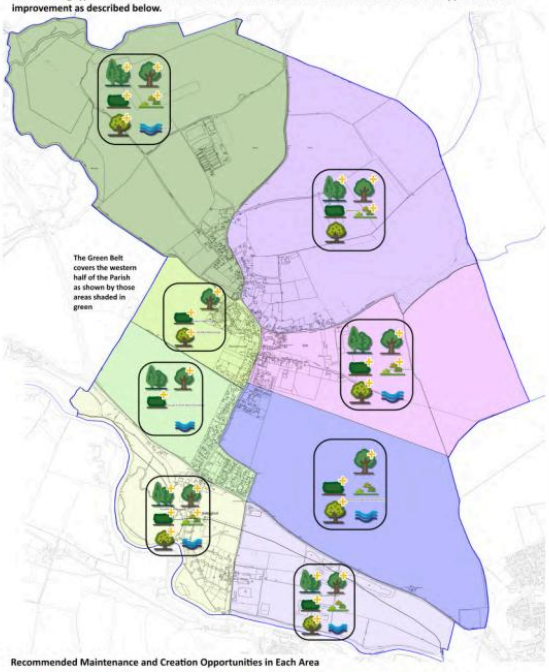


Potential Biodiversity Opportunity Areas and Wildlife Corridors in the Parish



People and Nature Recommendations

The following types of habitat have been found in each area, with the need for maintenance and opportunities for improvement as described below.



Recommended Maintenance and Creation Opportunities in Each Area



+ Please note that where a '+' symbol is denoted, this means that opportunities for habitat creation of this type has been identified and will be supported in this area.
This is in addition to the need for maintenance and conservation of each identified habitat as set out in the strategy.

Local Heritage

The map above shows the nationally designated listed heritage assets, within the parish these include 13 Grade II, 2 Grade II* buildings / structures and 4 scheduled monuments.

What Are Listed Buildings?

- Grade I: Buildings of exceptional interest, often unique or nationally important.
- Grade II*: Buildings of particular national importance, demonstrating special architectural or historical interest.
- Grade II: Buildings of special interest, warranting preservation.

Historic England provides a comprehensive database of listed buildings in England, including their grade, location, and historical significance. You can search for listed buildings in your area using their online database:

https://historicengland.org.uk/

What Are Non-Designated Heritage Assets?

In addition to these, the community can propose locally significant heritage assets, known as non-designated heritage assets. These can be buildings, monuments, sites, place or landscapes with significance to be noted in planning decisions.

The criteria for designation is shown on the adjacent table.

How is Asset Identification Helpful?

The identification of these can be used to develop policies within the neighbourhood plan to protect and enhance non-designated heritage assets.

It can enable design guidelines that allow for sensitive development or extension.

The status will be taken into account as a material consideration within planning applications that may affect the area or the surrounding environment.

QUESTIONS

Based on our previous consultation and work undertaken by SODC, do you agree with the identified non-designated heritage assets?

Are there any additional assets you feel are important and would like to see?

Do you agree with boundary of the Special Character Area?

Special Character Area

Within Shillingford it is considered that the area to the north of the Conservation Area possesses unique and distinctive characteristics that warrant further protection.

Why is it considered important?

- **Historical significance:** The area has a rich historical heritage including the site of former public houses, brewery and industrial works.
- It is also sited at an important crossroads of the east-west London Way and from the landing stage and Wharf at the River Thames to the south.
- **Architectural interest:** The area has a number of distinctive buildings and interesting architectural styles.

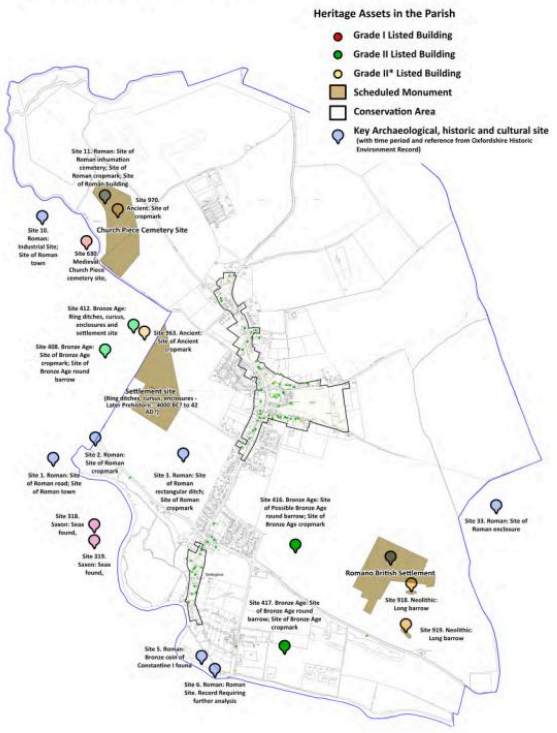
How can the Character Area be Used?

SCAs are important for several reasons:

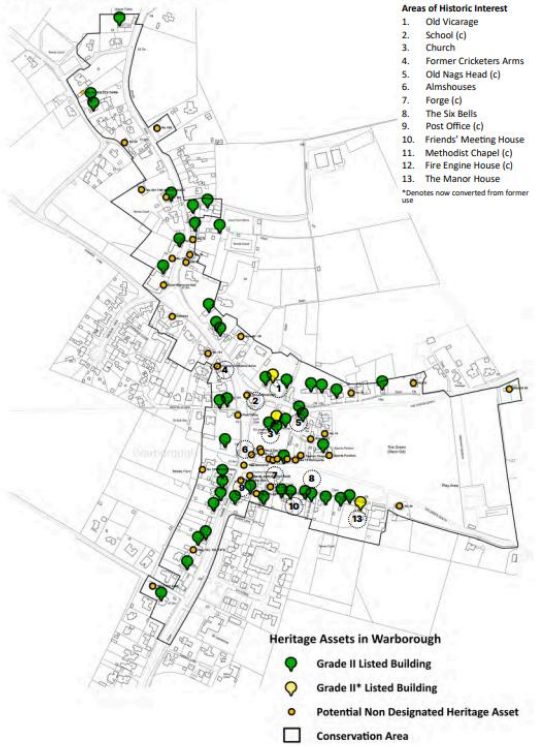
- **Preservation of heritage:** They help to protect the area's unique character and heritage.
- **Community identity:** They contribute to the sense of place and community identity.
- **Design guidelines:** Setting out standards for new development to ensure it is compatible with the area's character and enable future enhancements.

TABLE

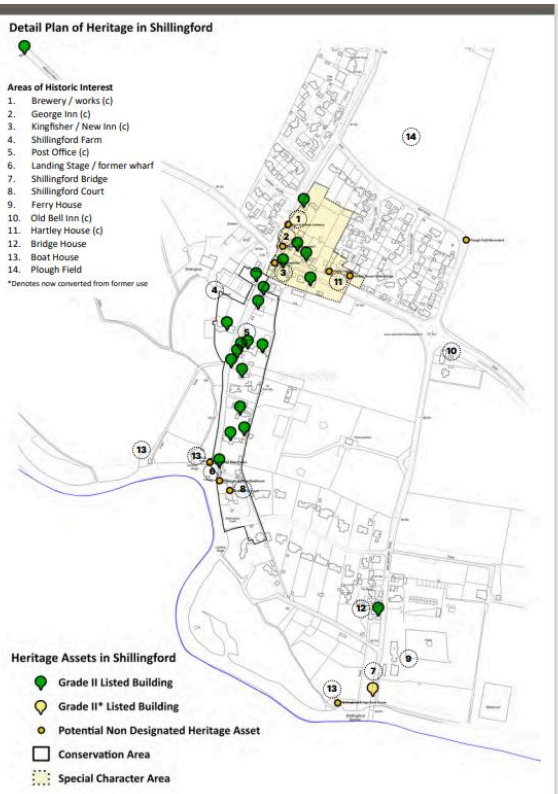
Overview Plan of Heritage (see detailed maps)



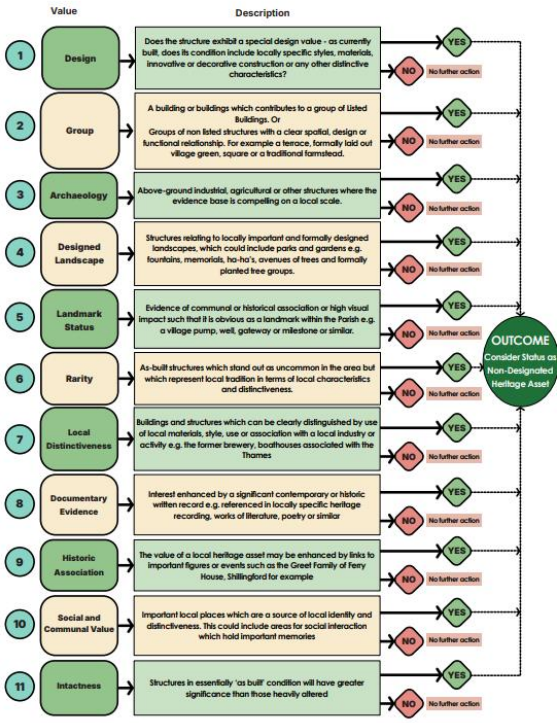
Detail Plan of Heritage in Warborough



Detail Plan of Heritage in Shillingford



Criteria for Assessing Non-Designated Heritage Assets Sites



List of Potential Non-Designated Heritage Assets

Shillingford

Name	Status	Value
The Kingfisher	Draft	Social, Group, Landmark
The George Inn	Draft	Design, Social, Group, Landmark
Part of former brewery	Draft	Design, Group, Landmark
Hartley House	Draft	Design, Group, Landmark
Hartley House Outbuildings	Draft	Design, Group, Landmark
The Wharf	Draft	Social, Group, Landmark
Shillingford Court	Draft	Design, Group, Landmark
Shillingford Bridge Boat House	Draft	Design, Group, Landmark
Shillingford Court Boathouse	Draft	Design, Group, Landmark
Telephone Box	Draft	Landmark, Social
Plough Field Monument	Draft	Landmark, Historic, Social



Please note that status shows as:
Draft - which means not already identified in a Conservation Area Appraisal, but identified through separate Character Appraisal.
CAA BN - identified by SODC in a Conservation Area Appraisal as a Building of Note
CAA LL - identified by SODC in a Conservation Area Appraisal as a former Grade III listed building of note

Warborough

Name	Status	Value
War Memorial	CAA BN	Landmark, Historic, Social
Sports Pavilion	CAA BN	Landmark, Historic, Social, Group
Greet Memorial Hall	CAA BN	Landmark, Historic, Social
St Laurence Hall	CAA BN	Landmark, Historic, Social
No 44 Violets Farm	CAA BN	Design, Group, Local
No 108	CAA BN	Design, Local
No 28	CAA BN	Design, Local
No 201 The White House	CAA BN	Design, Local
No 193	CAA BN	Design, Local
No 78	CAA LL	Local, Historic
No 183	CAA LL	Design, Local, Group
No 74	CAA BN	Design, Local, Group
No 72	CAA BN	Design, Local, Group
No 177	CAA BN	Design, Local, Group
Gateway	CAA BN	Landmark, Social
Nos 48 - 50	CAA BN	Design, Local, Group
No 151	CAA LL	Design, Local, Group
Former Cricketers Arms	CAA BN	Design, Local, Social, Group, Landmark
Post Office	CAA BN	Social, Local, Group
Former Chapel	CAA BN	Landmark, Local, Historic, Social, Group
Nos 40 - 42	CAA BN	Design, Local, Group
Nos 23-25	CAA BN	Design, Local, Group
No 14	CAA BN	Design, Local, Group
No 131 Middle Farm	CAA BN	Design, Local, Group
No 4 Blacksmiths Cottage	CAA BN	Design, Local, Group
Old Forge	CAA BN	Landmark, Local, Historic, Group
No 38 Jubilee Cottage	CAA BN	Design, Local, Group
Nos 103, 105, 107A	CAA BN	Design, Local, Group
No 1 Grn Lane	CAA BN	Design, Local, Group
No 34	CAA BN	Design, Local, Group
No 39	CAA BN	Design, Local, Group, Landmark
Nos 24 26	CAA BN	Group
No 25	CAA LL	Local, Group
No 7 The Green	CAA LL	Design, Local, Group
No 9 The Oaks	CAA LL	Design, Local, Group
No 11 Lawrence Cott	CAA LL	Design, Local, Group
No 17 Cranbrook Cott	CAA LL	Design, Local, Group
No 19 Sunnyside	CAA LL	Design, Local, Group
The Gables	CAA BN	Design, Local, Group
No 3 The Green	CAA BN	Design, Local, Group

Character Appraisal and Design Code

What is a Design Code?

A design code sets out a number of rules for new developments in a simple concise and illustrated way which is specific to your parish area.

They are often divided into different elements such as codes for household and small scale development, for businesses or for large scale development for example.

These are based on the an analysis of the character of an area and identifying what makes it special or appealing. These elements along with a series of other factors are used to create a Code which is specific to your local area.

The Design Code and the Character Appraisal of the Parish are based on the National Design Guide which was published in 2019 and National Model Design Code in 2020. Whilst a lot guidance in the documents relates to a more urban environment than Warborough and Shillingford, there is also lot of guidance that can be used at Parish level. In general, they set out the characteristics of well designed places and demonstrates what good design means in principle and in practice.

Who Will Use it?

It is intended to be used by local authorities in determining applications and by the Parish Council and the local community in responding to proposals.

It is equally important for applicants and developers when drawing up their proposals allowing them to understand and establish design expectations.

Why do we Need it?

It is really important that we retain the elements of the Parish which make it unique and so valued by our community.

The Character Appraisal and Design Code has identified that design and appearance of buildings in the Parish including their materials is extremely important. As is how they are laid out around our green spaces, our mature trees and hedgerows.

The value of the history of our Parish is also a key element and should be celebrated where possible and recorded for future generations.

How Have we Responded to Climate Change?

With SODC having declared a Climate Emergency, a section of the Design Code looks at sustainability and climate change for new development.

We have identified that this is to be undertaken through a number of different methods including:

- Appropriate design
- Using the individual site characteristics (such as maximising sun and shade)
- Use of thermally efficient materials and design of buildings
- Rainwater harvesting and grey-water recycling
- Renewable energy technologies

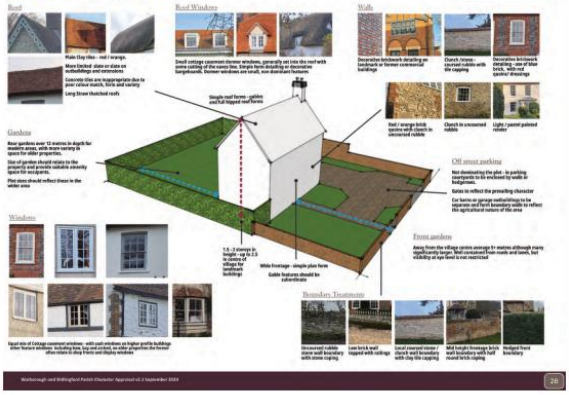
The appropriateness of each will depend on location and other factors such as landscape and heritage designations for example.

More details are highlighted overleaf.

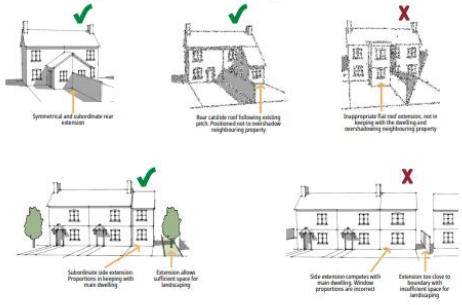
We have set out some extracts from our draft Design Code in this exhibition, with the full document available online. We would like your opinion on the work undertaken so far.

Local Palette of Materials

Parish Wide Design Code



Extensions to Buildings - Good Practice and Examples



Carbon Net Zero Building Example

Parish Wide Design Code



Example of a new build dwelling in the Parish which has adopted Low Carbon principles and uses contemporary materials in a way which adds character and identity without adversely impacting the heritage assets in the area

CODE WS.C01 - Low and Net Zero Carbon Buildings

The following matters should be included in new development. Whilst new building will be required to follow Building Regulations, it may also be possible to retrofit energy efficiency measures to the existing buildings.

Low Carbon Buildings

a. Insulation - greater levels of insulation must be provided in lofts and walls (both for cavity and solid walls)

b. Air tightness must be increased with minimisation of draughts. Doors and windows are the most common source of problems, however floors particularly suspended floors can be easily insulated.

c. New windows should be replaced by double or triple glazing, but should follow the guidance above. South facing windows may need to be shaded and north facing windows should avoid larger panes of glass, which would enable greater heat loss.

d. Low carbon heating alternatives to gas or oil boilers must be sought. Solar panels are encouraged.

e. Water and electricity usage must be reduced by using more efficient products.

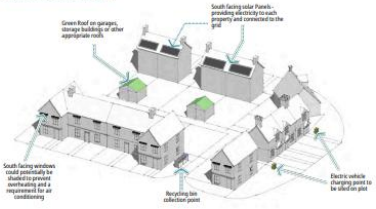
f. Where possible, materials should be re-used in situ to reduce waste and embodied carbon.

g. Green space, green roofs and walls must be maximised to reduce effects of flooding and overheating.

h. In areas prone to river and surface water flooding particularly, floor levels and the position of items sensitive to water ingress must be considered.

i. Design gardens and boundary treatments to allow water to move through without obstruction.

Incorporating Renewable Energy



CODE WS.C02 - Renewable Energy & Passive Solar Gain and Shading

It is important that the site layout should be designed to optimise renewable energy use, including:

a. The effect of site layout design and individual building design in relation to energy consumption.

b. Improving energy efficiency through passive solar gain and efficient form

c. High performance construction and materials.

d. Early consideration of renewable energy in the design process.

e. Types of renewable energy technologies include; solar power, wind electric systems, hydro power systems, biomass and a variety of heat pumps.

f. With accurate design energy-positive buildings may be developable, in which the building produces more energy then it consumes. Where possible, new development should be designed to achieve and equal or greater level of energy generation to consumption.

g. Where viable renewable energy systems should be connected to the grid to enable energy supply if requirements are not met or an energy surplus can be fed back into the grid.

h. To maximise solar gain in the winter, buildings should be within 30° of due south, where ever possible.

i. Deciduous trees can be strategically placed to provide summer shading and avoid overheating, as can louvre windows and other shading detailing such as a Brise soleil.

Trees & Hedgerows

Parish Wide Design Code





Trees

Applicants must demonstrate how they have complied with the tree guidance (as set out below), for their individual site and its circumstances.

When choosing a species, designers must consider the following:

a. Use potential - park, paved area, compatible with drainage, garden size, compatible with road type

b. Mature size - small <10m up to extra large >25m - As well as height, think about root protection areas and to avoid issues with utilities and services

c. Crown form - the shape of the crown can be aesthetic but also determine planting distances and the effect of the canopy on the space below, would the planting overcrowd the street scene, would it create unacceptable shade?

d. Crown Density - as above, look at whether a dense canopy provides the level of enclosure required or whether a light, open crown would be preferable

e. Natural habitat & Environmental tolerance - choose the right tree for the location, given the soil type, levels of sunlight, water and potential for drought etc.

f. Aesthetic and Ornamental Qualities - Does the tree flower or fruit in a way which does not cause a nuisance? Does the tree introduce a valuable aesthetic to the area? Does the seasonal variation add further interest?

g. A diverse mix of species should be sought to reduce the risk of passing on inter-species diseases.

h. New development must be designed around existing trees including (but not limited to) those identified overleaf, wherever possible. Where it is unavoidable that trees are lost, they should be replaced at a rate of 2:1 and by native species.

Hedgerows

a. Existing hedges including (but not limited to) those identified above, particularly where of native species should be maintained and enhanced wherever possible.

b. Minor and major development sites which abut the open countryside and rural lanes must incorporate native hedgerows and vegetation.

c. Native planting should be included in new development to help transition from the built to the natural environment and to act as a wildlife corridor.

d. Dwellings which abut the open countryside and green spaces must incorporate native hedgerows and native vegetation as a boundary treatments to help transition from the built to the natural environment and to act as a wildlife corridor.

e. New planting of conifers, laurel and rhododendron is not supported as a hedgerow treatment. These are not native and can out compete native plants.

f. Appropriate tree and hedgerow species include should be chosen from the adjacent list.

Native Trees & Hedgerows

Common Name	Latin Name	Size and Type	Soil Suitability
TREES			
Field Maple	*Acer campestre*	: Medium : Deciduous	: Dry : Loam : Heavy
Alder	*Alnus glutinosa*	: Medium : Deciduous	: Wet : Loam : Heavy
Silver Birch	*Betula pendula*	: Large : Deciduous	: Dry : Loam : Heavy
Downy or White Birch	*Betula pubescens*	: Medium : Deciduous	: Wet : Loam : Heavy
Hornbeam	*Carpinus betulus*	: Large : Deciduous	: Dry : Loam : Heavy
Hazel	*Corylus avellana*	: Small : Deciduous	: Dry : Loam : Chalk
Hazelnut (Oriental)	*Corylus tornifera*	: Small : Deciduous	: Dry : Loam : Chalk
Hazelnut (common)	*Corylus tornifera*	: Small : Deciduous	: Dry : Loam : Heavy
Spindle	*Euonymus europaeus*	: Small : Deciduous	: Dry : Loam : Chalk
Beech (common)	*Fagus sylvatica*	: Large : Deciduous	: Dry : Loam : Heavy
Ash (common)	*Fraxinus excelsior*	: Medium : Deciduous	: Dry : Loam : Chalk
Holly	*Ilex aquifolium*	: Small : Deciduous	: Loam : Heavy : Chalk
Juniper (common)	*Juniperus communis*	: Small : Deciduous	: Dry : Loam : Chalk
Crab Apple	*Malus sylvestris*	: Small : Deciduous	: Dry : Loam : Chalk
Black Mulberry	*Morus nigra*	: Small : Deciduous	: Dry : Loam : Heavy
Scots Pine	*Pinus sylvestris*	: Large : Deciduous	: Dry : Loam : Heavy
Poplar	*Populus alba*	: Large : Deciduous	: Dry : Loam : Heavy
Aspen	*Populus tremula*	: Large : Deciduous	: Dry : Loam : Chalk
Sweet Cherry	*Prunus avium*	: Medium : Deciduous	: Dry : Loam : Chalk
Bird Cherry	*Prunus padus*	: Medium : Deciduous	: Dry : Loam : Heavy
Holm Oak	*Quercus ilex*	: Large : Deciduous	: Dry : Loam : Chalk
English Oak	*Quercus robur*	: Large : Deciduous	: Dry : Loam : Heavy
Goat Willow	*Salix caprea*	: Small : Deciduous	: Dry : Loam : Heavy
Bay Willow	*Salix pentandra*	: Small : Deciduous	: Dry : Loam : Heavy
Whitebeam	*Sorbus aria*	: Medium : Deciduous	: Dry : Loam : Chalk
Rowan	*Sorbus aucuparia*	: Small : Deciduous	: Dry : Loam : Heavy
Wild Service Tree	*Sorbus torminalis*	: Medium : Deciduous	: Dry : Loam : Chalk
English Yew	*Taxus baccata*	: Medium : Deciduous	: Dry : Loam : Chalk
Lime, small-leaved	*Tilia cordata*	: Large : Deciduous	: Dry : Loam : Heavy
Lime, large-leaved	*Tilia platyphyllos*	: Large : Deciduous	: Dry : Loam : Heavy
Lime, common	*Tilia x europaea*	: Large : Deciduous	: Dry : Loam : Heavy
HEDGEROW PLANTS			
• Hawthorn • Blackthorn • Field Maple (mixed native) • Hazel • Holly • Guelder Rose (mixed native) • Hornbeam (mixed native) • Dogwood • Wild Service Tree • Field rose • Dogwood (mixed native) • Dog Rose, and • Spindle (mixed native)			

Figure 42 Below – Picture from the village consultation event 30 October 2024



Figure 43 Below – Picture from the village consultation event 30 October 2024



Figure 44 Below – Picture from the village consultation event 30 October 2024



Figure 45 Below – Thank you email sent to the village community

Date: Thu, 31 Oct 2024, 10:51
Subject: [W&S Community] NP Consultation Event and Feedback
To: <warborough-and-shillingford-community@gaggle.email>

Good morning

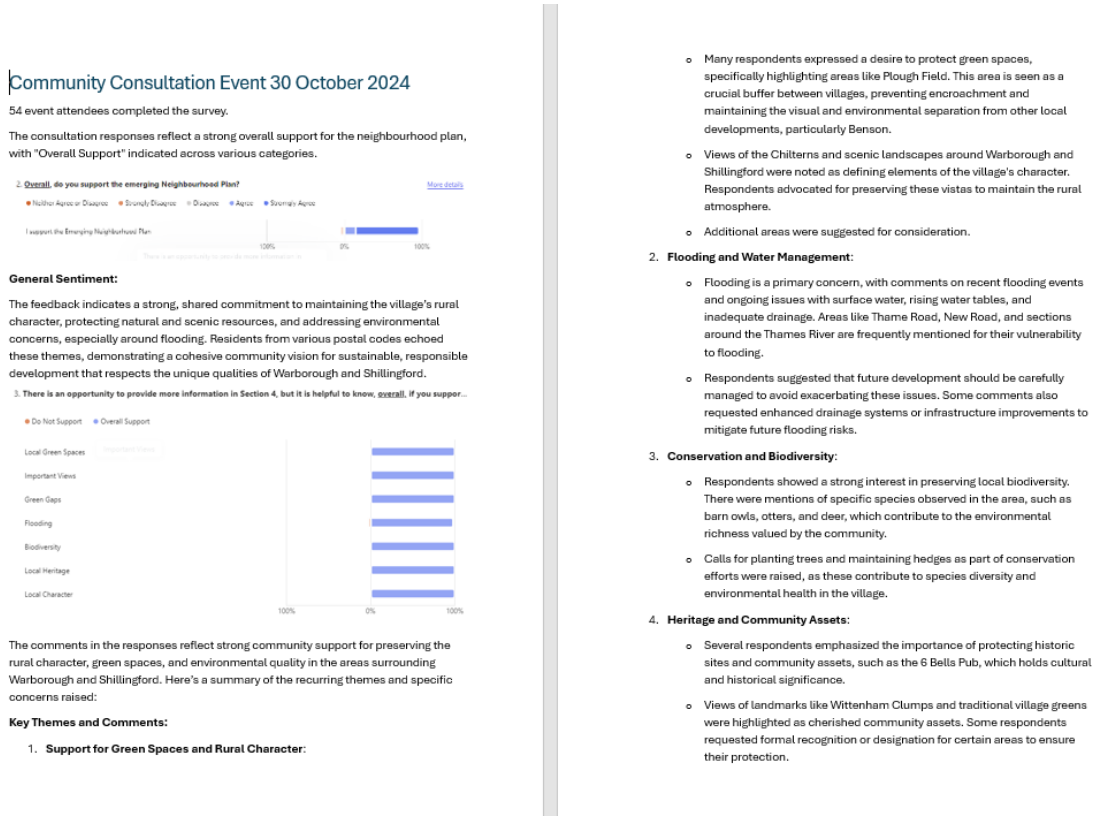
Thank you to everyone that attended the Neighbourhood Plan Consultation Event held in The Greet Hall last night; it was an excellent turn out and we are very grateful for all your support. As mentioned last night, some of the material is now available on the Warborough Parish Council website, https://www.ws-pc.org.uk/neighbourhood-plan/

Residents are also asked to complete the questionnaire by following the link on the PC website page above. The **deadline** for feedback is the Close of Business on **WEDNESDAY 6TH NOVEMBER 2024.**

If you have any questions, please email wandsplan2023@gogglegroups.com

Thank you
The Neighbourhood Plan Steering Group

Figure 46 Below – Summary of village consultation feedback received



Community Consultation Event 30 October 2024

54 event attendees completed the survey.

The consultation responses reflect a strong overall support for the neighbourhood plan, with "Overall Support" indicated across various categories.

2. Overall, do you support the emerging Neighbourhood Plan?

More details

Neither Agree or Disagree · Strongly Disagree · Disagree · Agree · Strongly Agree

I support the Emerging Neighbourhood Plan

100% 0% 100%

There is an opportunity to provide more information in

General Sentiment:

The feedback indicates a strong, shared commitment to maintaining the village's rural character, protecting natural and scenic resources, and addressing environmental concerns, especially around flooding. Residents from various postal codes echoed these themes, demonstrating a cohesive community vision for sustainable, responsible development that respects the unique qualities of Warborough and Shillingford.

3. There is an opportunity to provide more information in Section 4, but it is helpful to know, overall, if you suppor...

Do Not Support · Overall Support

Local Green Spaces
Important Views
Green Gaps
Flooding
Biodiversity
Local Heritage
Local Character

100% 0% 100%

The comments in the responses reflect strong community support for preserving the rural character, green spaces, and environmental quality in the areas surrounding Warborough and Shillingford. Here's a summary of the recurring themes and specific concerns raised:

Key Themes and Comments:

1. **Support for Green Spaces and Rural Character**:
   - Many respondents expressed a desire to protect green spaces, specifically highlighting areas like Plough Field. This area is seen as a crucial buffer between villages, preventing encroachment and maintaining the visual and environmental separation from other local developments, particularly Benson.
   - Views of the Chilterns and scenic landscapes around Warborough and Shillingford were noted as defining elements of the village's character. Respondents advocated for preserving these vistas to maintain the rural atmosphere.
   - Additional areas were suggested for consideration.
2. **Flooding and Water Management**:
   - Flooding is a primary concern, with comments on recent flooding events and ongoing issues with surface water, rising water tables, and inadequate drainage. Areas like Thame Road, New Road, and sections around the Thames River are frequently mentioned for their vulnerability to flooding.
   - Respondents suggested that future development should be carefully managed to avoid exacerbating these issues. Some comments also requested enhanced drainage systems or infrastructure improvements to mitigate future flooding risks.
3. **Conservation and Biodiversity**:
   - Respondents showed a strong interest in preserving local biodiversity. There were mentions of specific species observed in the area, such as barn owls, otters, and deer, which contribute to the environmental richness valued by the community.
   - Calls for planting trees and maintaining hedges as part of conservation efforts were raised, as these contribute to species diversity and environmental health in the village.
4. **Heritage and Community Assets**:
   - Several respondents emphasized the importance of protecting historic sites and community assets, such as the 6 Bells Pub, which holds cultural and historical significance.
   - Views of landmarks like Wittenham Clumps and traditional village greens were highlighted as cherished community assets. Some respondents requested formal recognition or designation for certain areas to ensure their protection.

5. **Opposition to Encroaching Development**:
    - There is a strong sentiment against overdevelopment, particularly from nearby areas like Benson. Respondents fear that additional housing developments will erode the rural identity, increase traffic, and strain local resources.
    - Specific concerns about "monopoly houses" and the negative impact of high-density developments underscore the desire for thoughtful planning that respects the village scale and setting.
6. **Community Engagement and Documentation**:
    - Some respondents encouraged broader community engagement to ensure the plan reflects the needs and values of all residents. They also suggested improving documentation of current conditions, particularly for flooding patterns, to provide a more accurate foundation for planning decisions.

Summary:

Overall, the responses demonstrate a strong alignment on preserving green spaces, addressing water management challenges, and protecting community assets from overdevelopment. Concerns are largely unified, underscoring a shared commitment to maintaining the character and environmental integrity of Warborough and Shillingford.

Online Consultation event 30 October – 6 November 2024

78 responses were received over the consultation period, covering a variety of local postcodes.

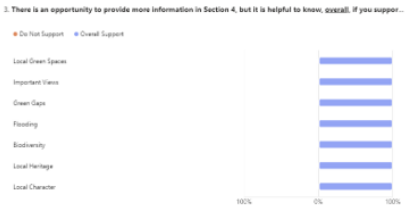


The consultation responses reflect a strong overall support for the neighbourhood plan.



A summary of key themes includes:

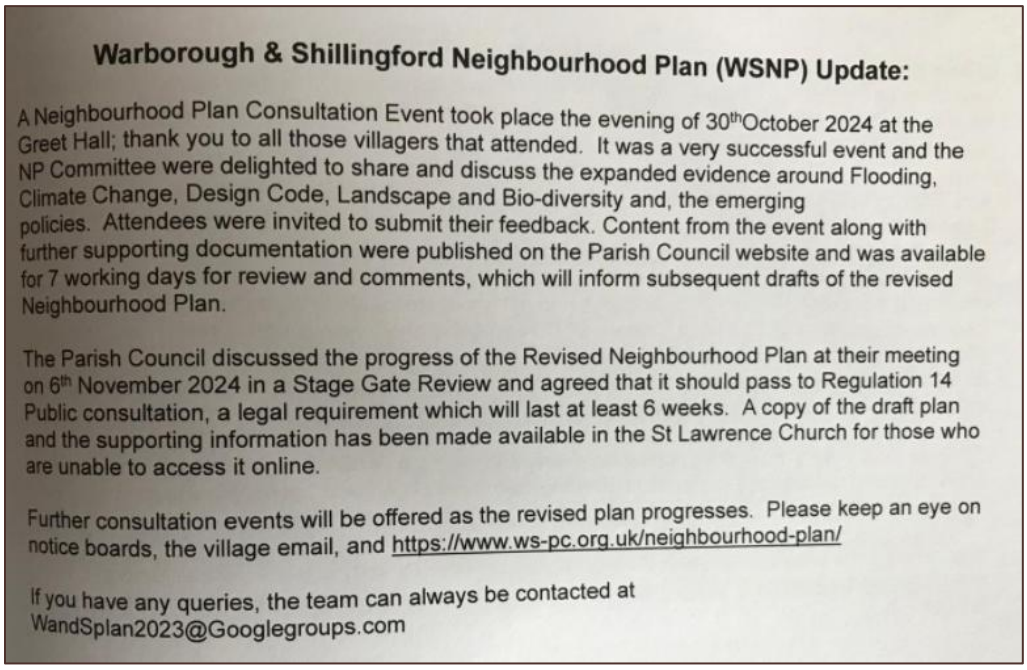
1. **General Support**: Across responses, there was consistent support for aspects like the Emerging Neighbourhood Plan, Local Green Spaces, Important Views, Green Gaps, and Biodiversity. Most respondents expressed "Overall Support" for these initiatives, indicating strong alignment with the proposed planning efforts.



2. **Comments on Local Green Spaces**: Suggestions included identifying buffer zones and specifying key areas around heritage properties. Respondents from postal codes like "OX10 7DN" and "OX10 7EX" emphasised additional green spaces and buffer areas, aligning with broader themes of preservation and enhancement.
3. **Views and Gaps**: Many responses highlighted the importance of protecting views and maintaining green gaps. Comments from "OX10 7DN" and surrounding areas identified specific views, such as those from Six Acre development, that respondents felt should be protected to preserve the rural aesthetic.
4. **Flooding Concerns**: Flooding issues were noted, with responses focusing on areas like Green South and village drainage ditches. There is a clear desire for improved flood prevention measures, especially in areas where ditches are filling up, posing risks to local infrastructure.
5. **Biodiversity and Heritage**: Support for biodiversity efforts was strong, and additional suggestions from residents included areas for protection that could enhance local wildlife and biodiversity corridors. Heritage and local character comments emphasised the importance of shielding new developments to preserve village charm, especially in the context of historical assets.

This summary indicates strong community alignment on protecting green spaces, managing development in a way that respects local character, and addressing environmental issues.

Figure 47 Below – Parish Magazine Article December 2024



Warborough & Shillingford Neighbourhood Plan (WSNP) Update:

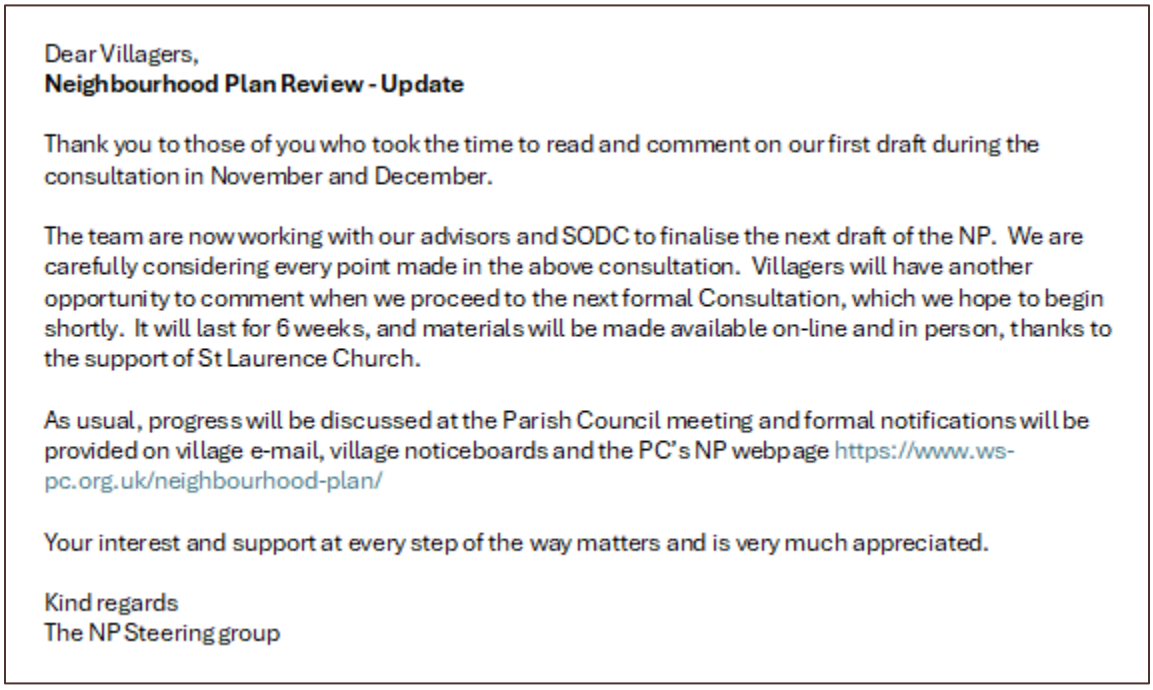
A Neighbourhood Plan Consultation Event took place the evening of 30th October 2024 at the Greet Hall; thank you to all those villagers that attended. It was a very successful event and the NP Committee were delighted to share and discuss the expanded evidence around Flooding, Climate Change, Design Code, Landscape and Bio-diversity and, the emerging policies. Attendees were invited to submit their feedback. Content from the event along with further supporting documentation were published on the Parish Council website and was available for 7 working days for review and comments, which will inform subsequent drafts of the revised Neighbourhood Plan.

The Parish Council discussed the progress of the Revised Neighbourhood Plan at their meeting on 6th November 2024 in a Stage Gate Review and agreed that it should pass to Regulation 14 Public consultation, a legal requirement which will last at least 6 weeks. A copy of the draft plan and the supporting information has been made available in the St Lawrence Church for those who are unable to access it online.

Further consultation events will be offered as the revised plan progresses. Please keep an eye on notice boards, the village email, and https://www.ws-pc.org.uk/neighbourhood-plan/

If you have any queries, the team can always be contacted at WandSplan2023@Googlegroups.com

Figure 48 Below – Parish Magazine Article March 2025



Dear Villagers,
Neighbourhood Plan Review - Update

Thank you to those of you who took the time to read and comment on our first draft during the consultation in November and December.

The team are now working with our advisors and SODC to finalise the next draft of the NP. We are carefully considering every point made in the above consultation. Villagers will have another opportunity to comment when we proceed to the next formal Consultation, which we hope to begin shortly. It will last for 6 weeks, and materials will be made available on-line and in person, thanks to the support of St Laurence Church.

As usual, progress will be discussed at the Parish Council meeting and formal notifications will be provided on village e-mail, village noticeboards and the PC's NP webpage https://www.ws-pc.org.uk/neighbourhood-plan/

Your interest and support at every step of the way matters and is very much appreciated.

Kind regards
The NP Steering group

Figure 49 Below – Parish Magazine Article April 2025

Dear Villagers,
Neighbourhood Plan Review – April Update

The team have worked with our advisors and SODC to finalise the next draft of the NP. As we write in mid-March, the next step is for the Parish Council to hold an EGM to decide whether to submit it to SODC. SODC will take it forward to another 6-week public consultation, possibly to start in early April. Materials will be made available on-line and in person, thanks to the support of St Laurence Church.

SODC will provide legal notifications, which the team will share on the village e-mail, village noticeboards and via the PC's NP webpage https://www.ws-pc.org.uk/neighbourhood-plan/

After this consultation, the plan and any comments will be subject to independent examination, where a decision will be made as to whether a referendum is required before the plan can be 'made'. Your interest and support at every step of the way matters and is very much appreciated.

The national planning landscape is currently subject to significant change, which we also have to consider where possible.

Kind regards
The NP Steering group

5.3 PEOPLE BUSINESSES AND ORGANISATIONS CONSULTED

5.3.1 Consultees Reg 14

The spreadsheet inserted below contains the final list of consultees from the regulation 14 consultation. This was built merging the WS NP 2018 consultee database with the supplied South Oxfordshire District Council (SODC) 2024 Statutory Bodies list as the starting point, with all new 2024 consultees not included in the SODC list then added. Three local businesses were not consulted due to a lack of e-mail addresses on their web page. Some e-mails bounced - many due to old e-mail addresses from 2018 that were no longer valid. One local landowner affected by the Local Green Space policy came forward due to local notifications and was added. The 'action' column describes how we dealt with contacts at regulation 16, with justification where appropriate.

Organisation	Notes	Method of Contact	Address	Outcome	Action
Oxfordshire County Council	New for 2024	E-mail	PlanningInOxfordshire@oxfordshire.gov.uk		
Oxfordshire County Council	New for 2024	E-mail	southandvale@oxfordshire.gov.uk		
South Oxfordshire District Council Vale of White Horse District Council	2018 used separate emails	E-mail	planning.policy@southandvale.gov.uk		
SODC Planning Department	Added 2018 contact	E-mail	Ricardo.Rios@southandvale.gov.uk		
Dorchester Parish Council	Added 2018 contact - checked/update e-mail	E-mail	parishclerk@dorchesteronthames-pc.gov.uk		
Benson Parish Council	Added 2018 contact - checked/update e-mail	E-mail	clerk@bensonpc.org.uk		
Stadhampton Parish Council	Added 2018 contact - checked/update e-mail	E-mail	clerk@stadhampton-pc.gov.uk		
Berrick & Roke Parish Council	Added 2018 contact - checked/update e-mail	E-mail	parishclerk@berrickssalome-pc.gov.uk		
Berinsfield Parish Council	Added 2018 contact - checked/update e-mail	E-mail	clerk@berinsfield-pc.gov.uk		
Drayton St Leonard Parish Council	Added 2018 contact - checked/update e-mail	E-mail	clerk@draytonstleonard.org.uk		

Brightwell cum Sotwell Parish Council	Added 2018 contact - checked/update e-mail	E-mail	clerk@brightwellcumsotwellpc.co.uk		
Newington Parish Council	Added 2018 contact - checked/update e-mail	E-mail	newingtonparishclerk@gmail.com		
Chalgrove Parish Council	Added 2018 contact - checked/update e-mail	E-mail	clerk@chalgrove.org		
Homes England	New for 2024	E-mail	enquiries@homesengland.gov.uk		
Natural England	Same as 2018 Consultee	E-mail	consultations@naturalengland.org.uk		
Environment Agency	2018 email address was planning-wallingford@environment-agency.gov.uk	E-mail	planning_THM@environment-agency.gov.uk		
Historic England	Same as 2018 Consultee	E-mail	e-seast@HistoricEngland.org.uk		
Network Rail	2018 email address was assetprotectionwester@networkrail.co.uk	E-mail	townplanningwestern@networkrail.co.uk		
National Highways	Same as 2018 Consultee	E-mail	info@nationalhighways.co.uk		
Marine Management Organisation	New for 2024	E-mail	consultations.mmo@marinemanagement.org.uk		
		E-mail			
BT	New for 2024	E-mail	public.affairs1@bt.com		
EE	New for 2024	E-mail	public.affairs@ee.co.uk		
Three	New for 2024	E-mail	jane.evans@three.co.uk		

EMF Enquiries - Vodaphone & O2	2018 were called Cornerstone Telecommunications Infrastructure	E-mail	EMF.Enquiries@ctil.co.uk		
Gigaclear	Added 2018 Consultee	E-mail	info@gigaclear.com		
		E-mail			
Oxfordshire Clinical Commissioning Group	2018 this email was used oxon.gpc@nhs.net	E-mail	peter.redman@nhs.net		
Buckinghamshire, Oxfordshire and Berkshire West Integrated Care Board	New for 2024	E-mail	bobicb.planning@nhs.net		
Bath and North-east Somerset, Swindon and Wiltshire Integrated Care Board	New for 2024	E-mail	caroline.holmes19@nhs.net		
Bath and North-east Somerset, Swindon and Wiltshire Integrated Care Board	New for 2024	E-mail	nicky.williams1@nhs.net		
NHS England	New for 2024	E-mail	reception.jubileehouse@property.nhs.uk		
Avison Young (on behalf of National Grid)	2018 this email was used enquiries@nationalgrid.com	E-mail	nationalgrid.uk@avisonyoung.com		

National Grid	New for 2024	E-mail	box.landandacquisitions@nationalgrid.com		
Cadent (if relevant)	2018 was called National Grid and used this email plantprotection@uk.ngrid.com	E-mail	plantprotection@cadentgas.com		
Avison Young (on behalf of National Gas Transmission)	New for 2024	E-mail	nationalgas.uk@avisonyoung.com		
Southern Electric	Added 2018 Consultee	E-mail	customerservices@southern-electric.co.uk	Email bounced - old contact, no longer relevant - investigated & identifed Scottish & Southern Electricity as correct recipient - added and sent	Remove from Reg 16 consultation
Scottish & Southern Electric	New for 2024	Email	connections.policy@sse.com		
British Gas	Added 2018 Consultee	E-mail	customerservices@britishgas.co.uk		
UK Power Networks	New for 2024	E-mail	ConsentsEnquiries@ukpowernetworks.co.uk		
	Same as 2018 Consultee	E-mail	developer.services@thameswater.co.uk		

Thames Water - Developer Services					
Thames Water - Planning Policy	New for 2024	E-mail	thameswaterplanningpolicy@thameswater.co.uk		
Warborough Village Google Group	Added 2018 Consultee (different email address)	E-mail	warborough-and-shillingford-community@gaggle.email		
Warborough & Shillingford Parish Magazine	Added 2018 Consultee	E-mail	wasmag@outlook.com	E-mail - bounce back	Remove from Reg 16 consultation
Sport England	Added 2018 Consultee - updated e-mail from info on website	E-mail	planningforsport@sportengland.org.		
CPRE	Added 2018 Consultee - updated e-mail from info on website	E-mail	planning@cpre.org.uk		
OCVA	Added 2018 Consultee - updated e-mail from info on website	E-mail	admin@ocva.org.uk		
Age UK	Added 2018 Consultee - updated e-mail from info on website	E-mail	contactus@ageukoxfordshire.org.uk		
Oxfordshire Youth	Added 2018 Consultee - updated e-mail from info on website	E-mail	admin@oxfordshireyouth.org		
Oxfordshire Diocese	Added 2018 Consultee - changed to Canon Mark Humphries	E-mail	diocesan.secretary@oxford.anglican.org		

St Laurence Church	Added 2018 Consultee	E-mail	teamvicarsw@gmail.com	Email bounced - old contact, no longer relevant - was forwarded onto michaelwatkins131@btinternet.com via ex-PCC secretary in capacity as churchwarden	Replace with church warden contact (michaelwatkins131@btinternet.com) for Reg 16 consultation
Aisha Stores / Warborough Post Office	Added 2018 Consultee	E-mail	aishastore@tiscali.co.uk		
Six Bells	New email address for 2014	E-mail	info@thesixbellswarborough.co.uk		
Kingfisher Inn	Added 2018 Consultee	E-mail	web@kingfisher-inn.co.uk		
~~Golden Age of Tennis~~	~~New business (from Googlemaps)~~	~~Did not send - no direct e-mail address on webpage~~	~~Contact page on https://goldenageoftennis.com/pages/contact~~		
Henley Lady Decorators	New business (from Googlemaps)	E-mail	rebecca@henleyladydecorators.co.uk		
Refined Running UK	New business (from Googlemaps)	E-mail	jon@refinedrunning.uk		

Joanna Carter Wedding Flowers	New business (from Googlemaps)	E-mail	joanna@joannacarterflowers.co.uk		
~~Hair by Reiah~~	~~New business (from Googlemaps)~~	~~Did not send - no direct e-mail address on webpage~~	~~Contact page on https://booksolo.co/hairbyreiah/~~		
~~Vintner's Lodge Ceramics~~	~~New business (from Googlemaps)~~	~~Did not send - no direct e-mail address on webpage~~	~~Contact page on website:https://www.vintnerslodgeceramics.com/about-the-potter~~		
Polaris Taxi Service	New business (from Googlemaps)	E-mail	**bookings_polaris@outlook.com**		
Jomo Design & Advertising	Added 2018 Consultee	E-mail	info@jomodesign.co,uk	E-mail - bounce back	Remove from Reg 16 consultation
High Q Systems	Added 2018 Consultee - haven't been able to validate e-mail	E-mail	HighQ@HighQSystems.co.uk	E-mail - bounce back	Remove from Reg 16 consultation
Alouette B&B	Added 2018 Consultee	E-mail	wendy@alouettebandb.co.uk	E-mail - bounce back	Remove from Reg 16 consultation
Warborough B&B	Added 2018 Consultee	E-mail	shirleycollen@gmail.com		

Sue Thirkettle (Landowner)	Added 2018 Consultee	E-mail	suethirkettle@gmail.com		
Sue Thirkettle (Landowner)/Rectory Homes	New representative for landowner for 2024	E-mail	George.Bethell-Vickers@Rectory.co.uk		
Sue Thirkettle (Landowner)/Rectory Homes	New representative for landowner for 2024	E-mail	Laura.Bushby@rectory.co.uk		
Carter Jonas (Agent for SM Cook)	Added 2018 Consultee	E-mail	Ian.Gillespie@carterjonas.co.uk	E-mail - bounce back	Remove from Reg 16 consultation
Carter Jonas (Agent for SM Cook)	Added 2018 Consultee	E-mail	rebecca.bacon@carterjonas.co.uk		
SM Cook Shillingford Farm (Landowner)	Added 2018 Consultee	By hand	Shillingford Farm, Wharf Road	Hand delivered by Richard Pullen	
Welbeck Land (acting for SM Cook)	New representative for landowner for 2024	E-mail	alice.lack@welbeckland.uk		
Ferry House- Andrew Metcalfe	New representative for landowner for 2024	E-mail	andrew@squiresplanning.co.uk		
Kingfisher	Affected by NHDA	E-mail	web@kingfisher-inn.co.uk		
(Old George Inn)	Affected by NHDA	By hand	Crossways, 32 Henley Road	Hand delivered by Richard Pullen	
Part of former brewery	Affected by NHDA	By hand	Vintners Lodge, 2 Warborough Road	Hand delivered by Richard Pullen	
Hartley house	Affected by NHDA	By hand	24 Henley Road	Hand delivered by Richard Pullen	
Hartley house	Affected by NHDA	By hand	3 Hartley Close	Hand delivered by Richard Pullen	

Hartley house outbuilding	Affected by NHDA	By hand	The Stables, 2 Hartley Close	Hand delivered by Richard Pullen	
Wharf boathouse	Affected by NHDA	By hand	35 Wharf Road	Hand delivered by Richard Pullen	
Shillingford Court	Affected by NHDA	By hand	1 Shillingford Court, Court drive	Hand delivered by Richard Pullen	
Shillingford Court	Affected by NHDA	By hand	2 Shillingford Court, Court drive	Hand delivered by Richard Pullen	
Shillingford Court	Affected by NHDA	By hand	3 Shillingford Court, Court drive	Hand delivered by Richard Pullen	
Shilllingford court boathouse	Affected by NHDA	By hand	Boathouse, Shillingford Court	Hand delivered by Richard Pullen	
Shillingford Bridge boat house	Affected by NHDA	By hand	BoatHouse, Wallingford Road	Hand delivered by Richard Pullen	
Thame Road verges (N)	Affected by LGS	Email to OCC	PlanningInOxfordshire@oxfordshire.gov.uk		
Churchyard	Affected by LGS	Email to PCC secretary	planetmeadows@btinternet.com	Reply to say contact details have now changed to annemarsden12@yahoo.co.uk. Message had been forwarded onto them	Replace with annemarsden12@yahoo.co.uk for Reg 16 consultation

Thame Road verges (S)	Affected by LGS	Email to OCC	PlanningInOxfordshire@oxfordshire.gov.uk		
Poplars & Forest School Copse	Affected by LGS	Email to Upper Farm	JoeB@leavesley.com		
Poplars & Forest School Copse	Affected by LGS	Email to Upper Farm	JamesTL@leavesley.com		
Poplars & Forest School Copse	Affected by LGS	Email to Upper Farm	Naomi.Light@leavesley.com		
Land adjacent to bridge (west of road)	Affected by LGS	By hand	BoatHouse, Wallingford Road	Hand delivered by Richard Pullen	
Thame Road verges	Affected by LGS	Email to OCC	PlanningInOxfordshire@oxfordshire.gov.uk		
Plough Field	Affected by LGS	By hand	Shillingford Farm, Wharf Road	Hand delivered by Richard Pullen	
Hazeley Meadows - (1) Jonathan Harry Wharton Hamilton (2) Simon Anthony John Pallett and (3) Stephen Michael Cook as Trustees of the "S M Cook LIfe Interest Share of the	Affected by LGS	By hand	Shillingford Farm, Wharf Road	Hand delivered by Richard Pullen	

BM Cook Settlement"					
Warwick Spinney - Benson Community Association	Affected by LGS	E-mail	edel.mcgurk@yahoo.co.uk		
Plough Field	Affected by Green Gap	By hand	Shillingford Farm, Wharf Road	Hand delivered by Richard Pullen	
Carter Jonas (Agent for SM Cook)	Affected by Green Gap	E-mail	Ian.Gillespie@carterjonas.co.uk	E-mail - bounce back	Remove from Reg 16 consultation
Carter Jonas (Agent for SM Cook)	Affected by Green Gap	E-mail	rebecca.bacon@carterjonas.co.uk		
Welbeck Land (acting for SM Cook)	Affected by Green Gap	E-mail	alice.lack@welbeckland.uk		
Cuckoo Pen	Affected by Green Gap	E-mail	suethirkettle@gmail.com		
Sue Thirkettle (Landowner)/Rectory Homes	Affected by Green Gap	E-mail	George.Bethell-Vickers@Rectory.co.uk		
Sue Thirkettle (Landowner)/Rectory Homes	Affected by Green Gap	E-mail	Laura.Bushby@rectory.co.uk		
SE of Shillingford rbt	Affected by Green Gap	By post - address identified by consu	Anthony Clifford Anchors of 16 Drake Avenue. Didcot OX11 0AD.	Posted (first class) by Richard Pullen on 14/11	

		lting land registry			
Becky Lewis-Miller (self identifed)	Affected by LGS	Stand alone e-mail on 15/11	beckylewismiller@gmail.com	Contact with team made in response to community notification to self-identify as landowner	Add to Reg 16 consultation
St Laurence School	Added 2018 Consultee - updated e-mail to school office	E-mail	office.3760@st-laurence.oxon.sch.uk		
Warborough & Shillingford Preschool	Added 2018 Consultee	E-mail	wasps.preschool@btconnect.com		

5.3.2 Consultees Reg 16 based on Reg 14 outcome

The spreadsheet inserted below takes the actions applied to the 2024 Consultees Reg 14 spreadsheet inserted above as the reference point and adds in any individual responders to the reg 14 consultation who were previously not included to form a new regulation 16 list of consultees.

Organisation	Notes	Method of Contact	Address
Oxfordshire County Council	New for 2024	E-mail	PlanningInOxfordshire@oxfordshire.gov.uk
Oxfordshire County Council	New for 2024	E-mail	southandvale@oxfordshire.gov.uk
South Oxfordshire District Council Vale of White Horse District Council	2018 used separate emails	E-mail	planning.policy@southandvale.gov.uk
SODC Planning Department	Added 2018 contact	E-mail	Ricardo.Rios@southandvale.gov.uk

Dorchester Parish Council	Added 2018 contact - checked/update e-mail	E-mail	parishclerk@dorchesteronthames-pc.gov.uk
Benson Parish Council	Added 2018 contact - checked/update e-mail	E-mail	clerk@bensonpc.org.uk
Stadhampton Parish Council	Added 2018 contact - checked/update e-mail	E-mail	clerk@stadhampton-pc.gov.uk
Berrick & Roke Parish Council	Added 2018 contact - checked/update e-mail	E-mail	parishclerk@berricksalome-pc.gov.uk
Berinsfield Parish Council	Added 2018 contact - checked/update e-mail	E-mail	clerk@berinsfield-pc.gov.uk
Drayton St Leonard Parish Council	Added 2018 contact - checked/update e-mail	E-mail	clerk@draytonstleonard.org.uk
Brightwell cum Sotwell Parish Council	Added 2018 contact - checked/update e-mail	E-mail	clerk@brightwellcumsotwellpc.co.uk
Newington Parish Council	Added 2018 contact - checked/update e-mail	E-mail	newingtonparishclerk@gmail.com
Chalgrove Parish Council	Added 2018 contact - checked/update e-mail	E-mail	clerk@chalgrove.org
Homes England	New for 2024	E-mail	enquiries@homesengland.gov.uk
Natural England	Same as 2018 Consultee	E-mail	consultations@naturalengland.org.uk
Environment Agency	2018 email address was planning-wallingford@environment-agency.gov.uk	E-mail	planning_THM@environment-agency.gov.uk
Historic England	Same as 2018 Consultee	E-mail	e-seast@HistoricEngland.org.uk
Network Rail	2018 email address was assetprotectionwester@networkrail.co.uk	E-mail	townplanningwestern@networkrail.co.uk
National Highways	Same as 2018 Consultee	E-mail	info@nationalhighways.co.uk
Marine Management Organisation	New for 2024	E-mail	consultations.mmo@marinemanagement.org.uk
BT	New for 2024	E-mail	public.affairs1@bt.com

EE	New for 2024	E-mail	public.affairs@ee.co.uk
Three	New for 2024	E-mail	jane.evans@three.co.uk
EMF Enquiries - Vodaphone & O2	2018 were called Cornerstone Telecommunications Infrastructure	E-mail	EMF.Enquiries@ctil.co.uk
Gigaclear	Added 2018 Consultee	E-mail	info@gigaclear.com
Oxfordshire Clinical Commissioning Group	2018 this email was used oxon.gpc@nhs.net	E-mail	peter.redman@nhs.net
Buckinghamshire, Oxfordshire and Berkshire West Integrated Care Board	New for 2024	E-mail	bobicb.planning@nhs.net
Bath and North-east Somerset, Swindon and Wiltshire Integrated Care Board	New for 2024	E-mail	caroline.holmes19@nhs.net
Bath and North-east Somerset, Swindon and Wiltshire Integrated Care Board	New for 2024	E-mail	nicky.williams1@nhs.net
NHS England	New for 2024	E-mail	reception.jubileehouse@property.nhs.uk
Avison Young (on behalf of National Grid)	2018 this email was used enquiries@nationalgrid.com	E-mail	nationalgrid.uk@avisonyoung.com
National Grid	New for 2024	E-mail	box.landandacquisitions@nationalgrid.com
Cadent (if relevant)	2018 was called National Grid and used this email plantprotection@uk.ngrid.com	E-mail	plantprotection@cadentgas.com
Avison Young (on behalf of National Gas Transmission)	New for 2024	E-mail	nationalgas.uk@avisonyoung.com
Scottish & Southern Electric	New for 2024	Email	connections.policy@sse.com
British Gas	Added 2018 Consultee	E-mail	customerservices@britishgas.co.uk

UK Power Networks	New for 2024	E-mail	ConsentsEnquiries@ukpowernetworks.co.uk
Thames Water - Developer Services	Same as 2018 Consultee	E-mail	developer.services@thameswater.co.uk
Thames Water - Planning Policy	New for 2024	E-mail	thameswaterplanningpolicy@thameswater.co.uk
Warborough Village Google Group	Added 2018 Consultee (different email address)	E-mail	warborough-and-shillingford-community@gaggle.email
Sport England	Added 2018 Consultee - updated e-mail from info on website	E-mail	planningforsport@sportengland.org.
CPRE	Added 2018 Consultee - updated e-mail from info on website	E-mail	planning@cpre.org.uk
OCVA	Added 2018 Consultee - updated e-mail from info on website	E-mail	admin@ocva.org.uk
Age UK	Added 2018 Consultee - updated e-mail from info on website	E-mail	contactus@ageukoxfordshire.org.uk
Oxfordshire Youth	Added 2018 Consultee - updated e-mail from info on website	E-mail	admin@oxfordshireyouth.org
Oxfordshire Diocese	Added 2018 Consultee - changed to Canon Mark Humphries	E-mail	diocesan.secretary@oxford.anglican.org
St Laurence Church	Added 2018 Consultee	E-mail - now sending to	michaelwatkins131@btinternet.com

		church warden	
Aisha Stores / Warborough Post Office	Added 2018 Consultee	E-mail	aishastore@tiscali.co.uk
Six Bells	New email address for 2014	E-mail	info@thesixbellswarborough.co.uk
Kingfisher Inn	Added 2018 Consultee	E-mail	web@kingfisher-inn.co.uk
Henley Lady Decorators	New business (from Googlemaps)	E-mail	rebecca@henleyladydecorators.co.uk
Refined Running UK	New business (from Googlemaps)	E-mail	jon@refinedrunning.uk
Joanna Carter Wedding Flowers	New business (from Googlemaps)	E-mail	joanna@joannacarterflowers.co.uk
Polaris Taxi Service	New business (from Googlemaps)	E-mail	**bookings_polaris@outlook.com**
Warborough B&B	Added 2018 Consultee	E-mail	shirleycollen@gmail.com
Sue Thirkettle (Landowner)	Added 2018 Consultee	E-mail	suethirkettle@gmail.com
Sue Thirkettle (Landowner)/Rectory Homes	New representative for landowner for 2024	E-mail	George.Bethell-Vickers@Rectory.co.uk
Sue Thirkettle (Landowner)/Rectory Homes	New representative for landowner for 2024	E-mail	Laura.Bushby@rectory.co.uk
Carter Jonas (Agent for SM Cook)	Added 2018 Consultee	E-mail	rebecca.bacon@carterjonas.co.uk
SM Cook Shillingford Farm (Landowner)	Added 2018 Consultee	By hand	Shillingford Farm, Wharf Road
Welbeck Land (acting for SM Cook)	New representative for landowner for 2024	E-mail	alice.lack@welbeckland.uk
Ferry House- Andrew Metcalfe	New representative for landowner for 2024	E-mail	andrew@squiresplanning.co.uk
Kingfisher	Affected by NHDA	E-mail	web@kingfisher-inn.co.uk
(Old George Inn)	Affected by NHDA	By hand	Crossways, 32 Henley Road
Part of former brewery	Affected by NHDA	By hand	Vintners Lodge, 2 Warborough Road
Hartley house	Affected by NHDA	By hand	24 Henley Road

Hartley house	Affected by NHDA	By hand	3 Hartley Close
Hartley house outbuilding	Affected by NHDA	By hand	The Stables, 2 Hartley Close
Wharf boathouse	Affected by NHDA	By hand	35 Wharf Road
Shillingford Court	Affected by NHDA	By hand	1 Shillingford Court, Court drive
Shillingford Court	Affected by NHDA	By hand	2 Shillingford Court, Court drive
Shillingford Court	Affected by NHDA	By hand	3 Shillingford Court, Court drive
Shilllingford court boathouse	Affected by NHDA	By hand	Boathouse, Shillingford Court
Shillingford Bridge boat house	Affected by NHDA	By hand	BoatHouse, Wallingford Road
Thame Road verges (N)	Affected by LGS	Email to OCC	PlanningInOxfordshire@oxfordshire.gov.uk
Churchyard	Affected by LGS	Email to PCC secretary - updated contact details since Reg 14	annemarsden12@yahoo.co.uk
Thame Road verges (S)	Affected by LGS	Email to OCC	PlanningInOxfordshire@oxfordshire.gov.uk
Poplars & Forest School Copse	Affected by LGS	Email to Upper Farm	JoeB@leavesley.com
Poplars & Forest School Copse	Affected by LGS	Email to Upper Farm	JamesTL@leavesley.com
Poplars & Forest School Copse	Affected by LGS	Email to Upper Farm	Naomi.Light@leavesley.com
Land adjacent to bridge (west of road)	Affected by LGS	By hand	BoatHouse, Wallingford Road
Thame Road verges	Affected by LGS	Email to OCC	PlanningInOxfordshire@oxfordshire.gov.uk
Plough Field	Affected by LGS	By hand	Shillingford Farm, Wharf Road

Hazeley Meadows - (1) Jonathan Harry Wharton Hamilton (2) Simon Anthony John Pallett and (3) Stephen Michael Cook as Trustees of the "S M Cook LIfe Interest Share of the BM Cook Settlement"	Affected by LGS	By hand	Shillingford Farm, Wharf Road
Warwick Spinney - Benson Community Association	Affected by LGS	E-mail	edel.mcgurk@yahoo.co.uk
Plough Field	Affected by Green Gap	By hand	Shillingford Farm, Wharf Road
Carter Jonas (Agent for SM Cook)	Affected by Green Gap	E-mail	rebecca.bacon@carterjonas.co.uk
Welbeck Land (acting for SM Cook)	Affected by Green Gap	E-mail	alice.lack@welbeckland.uk
Cuckoo Pen	Affected by Green Gap	E-mail	suethirkettle@gmail.com
Sue Thirkettle (Landowner)/Rectory Homes	Affected by Green Gap	E-mail	George.Bethell-Vickers@Rectory.co.uk
Sue Thirkettle (Landowner)/Rectory Homes	Affected by Green Gap	E-mail	Laura.Bushby@rectory.co.uk
SE of Shillingford rbt	Affected by Green Gap	By post - address identified by consulting land registry	Anthony Clifford Anchors of 16 Drake Avenue. Didcot OX11 0AD.
Becky Lewis-Miller	Affected by LGS	E-mail	beckylewismiller@gmail.com
St Laurence School	Added 2018 Consultee - updated e-mail to school office	E-mail	office.3760@st-laurence.oxon.sch.uk
Warborough & Shillingford Preschool	Added 2018 Consultee	E-mail	wasps.preschool@btconnect.com
Jacqueline Ings-Chambers	Individual respondee to Reg 14	E-mail	[redacted]
Julian Ings-Chambers	Individual respondee to Reg 14	E-mail	[redacted]
Thomas Ings-Chambers	Individual respondee to Reg 14	By hand	[redacted]

Oliver Ings-Chambers	Individual respondee to Reg 14	By hand	[redacted]
Georgina Ings-Chambers	Individual respondee to Reg 14	By hand	[redacted]
Robin McClelland	Individual respondee to Reg 14	E-mail	[redacted]
Mike Bicknell	Individual respondee to Reg 14	E-mail	[redacted]
Lynda Raynor	Individual respondee to Reg 14	E-mail	[redacted]
Alison Symonds	Individual respondee to Reg 14	E-mail	[redacted]
Matthew Symonds	Individual respondee to Reg 14	E-mail	[redacted]
Ed McGeehin	Individual respondee to Reg 14	E-mail	[redacted]
Chris Waldron	Organisational - MOD	By post	Ministry of Defence Safeguarding Department, DIO Head Office, Lichfield, WS14 9PY
Peter Canavan	Landowner representative	E-mail	Peter.Canavan@carterjonas.co.uk
Beata Ginn	Statutory Consultee - National Highways	E-mail	Beata.Ginn@nationalhighways.co.uk

5.4 PRE-SUBMISSION NOTIFICATIONS:

Poster below used to promote the Regulation 14 Pre-Submission period

Warborough & Shillingford Revised Neighbourhood Plan

PRE-SUBMISSION CONSULTATION

As part of the requirements of the Localism Act 2011 and Regulation 14 of the Neighbourhood Planning (General) Regulations 2012, The Warborough and Shillingford Neighbourhood Plan team, on behalf of Warborough Parish Council (WPC)*, is now undertaking pre-submission consultation on the Warborough and Shillingford Revised Neighbourhood Plan (WSRNP).

WPC is seeking your views on the WSRNP

This pre-submission consultation will commence from **9am on Friday, 15th November 2024,** and the closing date for receipt of representations is **5pm on Thursday, 2nd January 2025**.

The revised plan, and supporting materials can be viewed online at:
www.ws-pc.org.uk/neighbourhood-plan/

A printed copy of the revised plan, with supporting documents and feedback forms can be accessed at the back of St Laurence Church.

This pre-submission consultation is an opportunity for your feedback to inform the plan before it is submitted to South Oxfordshire District Council (SODC).

Please ensure we receive your feedback by **5pm Thursday, 2nd January 2025** by either:

1. the Online Feedback Form (preferred), which is accessible via a link on the WPC website: www.ws-pc.org.uk/neighbourhood-plan/ **OR**
2. posting a completed paper feedback form, found with the plan materials in St Laurence, to: WSRNP c/o The WPC Clerk, Greet Hall, Thame Road, Warborough OX10 7DH

All completed forms received by the above date will be recorded and considered in the subsequent draft. A Consultation Statement including a summary of all comments, and how these were considered, will accompany the WSRNP when it is submitted to SODC. This is followed by an additional consultation opportunity before the plan is formally 'examined' prior to being 'made', when the policies carry full weight in planning matters.

Responses must include your name and address, and are subject to WPC Planning Consultation Privacy Policy, which can be downloaded here www.ws-pc.org.uk/neighbourhood-plan/. In line with SODC's policy on planning responses, photographs or names provided with consultation responses will be used in public documents.

If you have any questions, please email the Warborough & Shillingford Neighbourhood Plan Steering Group: wandsplan2023@googlegroups.com

Thank you for your help & support in the preparation of the WSRNP.

** Warborough Parish Council includes the village of Warborough and the hamlet of Shillingford*

Email below sent to residents by Warborough and Shillingford Parish Council.

From: **Parish Council Comms via W&S Community** <warborough-and-shillingford-community+comms_at_ws-pc.org.uk@gaggle.email>
Date: Thu, 14 Nov 2024 at 18:28
Subject: [W&S Community] WSRNP Regulation 14
To: Comms <Comms@ws-pc.org.uk>

Dear Sir/Madam

In relation to the Warborough & Shillingford Revised Neighbourhood Plan (WSRNP), please find attached:

- Regulation 14 Notice
- Planning Policy Consultations, Privacy Policy - Warborough Parish Council

Sent on behalf of Warborough Parish Council
*****PLEASE DO NOT REPLY TO THIS EMAIL; ANY COMMENTS OR QUERIES SHOULD BE DIRECTED TO THE PARISH CLERK, clerk@ws-pc.org.uk*****

Poster placement below in the Parish Notice Boards.









5.4.1 Consultee Letters and Notifications

Example Consultee email (general awareness of Regulation 14 consultation):

From: Comms
Sent: 15 November 2024 09:29
To: connections.policy@sse.com <connections.policy@sse.com>
Subject: WSRNP Regulation 14

Dear Sir/Madam

In relation to the Warborough & Shillingford Revised Neighbourhood Plan (WSRNP), please find attached:

- Regulation 14 Notice
- Planning Policy Consultations, Privacy Policy - Warborough Parish Council

Sent on behalf of Warborough Parish Council
*****PLEASE DO NOT REPLY TO THIS EMAIL; ANY COMMENTS OR QUERIES SHOULD BE DIRECTED TO THE PARISH CLERK, clerk@ws-pc.org.uk*****

Regulation 14 Notice attached to the emails and also posted, or hand delivered where required:

Warborough & Shillingford Revised Neighbourhood Plan

PRE-SUBMISSION CONSULTATION

As part of the requirements of the Localism Act 2011 and Regulation 14 of the Neighbourhood Planning (General) Regulations 2012, The Warborough and Shillingford Neighbourhood Plan team, on behalf of Warborough Parish Council (WPC)*, is now undertaking pre-submission consultation on the Warborough and Shillingford Revised Neighbourhood Plan (WSRNP).

WPC is seeking your views on the WSRNP

This pre-submission consultation will commence from **9am on Friday, 15th November 2024,** and the closing date for receipt of representations is **5pm on Thursday, 2nd January 2025**.

A printed copy of the revised plan, with supporting documents and feedback forms can be accessed at the back of St Laurence Church.

This pre-submission consultation is an opportunity for your feedback to inform the plan before it is submitted to South Oxfordshire District Council (SODC).

Please ensure we receive your feedback by **5pm Thursday, 2nd January 2025** by either:

1. the Online Feedback Form (preferred), https://forms.office.com/e/Khc3CTG0Hs **OR**
2. posting a completed paper feedback form, found with the plan materials in St Laurence Church, to: WSRNP c/o The WPC Clerk, Greet Hall, Thame Road, Warborough OX10 7DH

All completed forms received by the above date will be recorded and considered in the subsequent draft. A Consultation Statement including a summary of all comments, and how these were considered, will accompany the WSRNP when it is submitted to SODC. This is followed by an additional consultation opportunity before the plan is formally 'examined' prior to being 'made', when the policies carry full weight in planning matters.

Responses must include your name and address, and are subject to WPC Planning Consultation Privacy Policy, which can be downloaded here. In line with SODC's policy on planning responses, photographs or names provided with consultation responses will be used in public documents.

If you have any questions, please email the Warborough & Shillingford Neighbourhood Plan Steering Group: wandsplan2023@googlegroups.com

Thank you for your help and support in the preparation of the WSRNP.

** Warborough Parish Council includes the village of Warborough and the hamlet of Shillingford*

Privacy Notice attached to the emails and also posted, or hand delivered where required:

Planning Policy Consultations - Privacy Policy

At Warborough Parish Council, we understand the importance of ensuring that personal data is always treated lawfully and appropriately and that the rights of individuals are upheld.

You have a right to be informed about how and why your personal information is being processed. This document fulfils that obligation and provides specific information relating to how we collect, use and share the data collected through our neighbourhood planning policy consultations.

The parish councils' data privacy notice, Privacy - Warborough Parish Council, set out our obligations under the Data Protection Act 2018 (incorporating the UK General Data Protection Regulation).The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) and the Community Infrastructure Levy Regulations 2010 (as amended) set out our statutory planning requirements.

We may appoint a third-party service provider to support our consultations. This can include undertaking consultations on our behalf using different methods to those stated below. The third parties will be required to comply with The Data Protection Act 2018 and UK GDPR. A specific privacy notice will be provided for third party consultations.

Data collection and purpose

Under the Data Protection Act 2018, the legal reason under which we process your data is your given consent.

We may need to collect personal data to enable you to respond to public consultations on planning policy (e.g. the Development Plan, including Local Plan and Neighbourhood Plans), Supplementary Planning Documents, Community Infrastructure Levy, and other planning guidance, strategies and proposals.

We may also use your personal data to keep you informed about planning policy consultations.

If you respond through our online surveys your IP address will be collected.

We may ask you to provide your:

- name
- postal address
- email address
- telephone number
- land ownership/interest in land

Your comments and personal details

Comments will be processed and analysed by the parish council and the Neighbourhood Planning group unless specified otherwise.

- Comments submitted by individuals may be made public (including online publication) alongside the individual's full name. No other contact details will be published.
- Comments submitted by businesses or organisations may be made public (including online publication) alongside the name of the business or organisation provided.
- Comments submitted on behalf of individuals/businesses may be made public (including online publication) alongside the full name of the individual/agent submitting the comments, together with the full name of the individual/business that the submission has been made on behalf of.

Your consultation response, alongside any data provided, is collected and stored securely using our consultation software provider "Microsoft Forms". See Microsoft Services Agreement

Data sharing

We may appoint a third-party service provider to support our consultations or our plan making activities. This can include undertaking consultations or plan making activities on our behalf.

For neighbourhood planning consultations, your name, contact details and comments will be shared with South Oxfordshire District Council and an Examiner appointed by them, in consultation with Warborough Parish Council. Your comments will be considered by the planning Examiner as part of the independent examination of the plan. The Examiner and/or the council may contact you with relevant updates on the plan, or to invite you to discuss your comments at a public examination.

Data retention

Your data will be stored securely by the parish council and, where necessary, the district and / or Planning Inspector/Examiner. It will be retained for up to six years after the relevant plan, document or strategy has been adopted. We will inform you if there is a statutory duty to retain the data for longer than this policy states.

Your rights

Details of your rights are included in the WPC Privacy Notice: Privacy - Warborough Parish Council

Last updated: November 2024

Example Consultee email (Proposed designation as a Non-Designated Heritage Asset, Local Green Space, and/or Green Gap):

From: Comms
Sent: 14 November 2024 18:20
To: [redacted]
Subject: WSRNP Regulation 14

Dear [redacted]

In your role as point of contact for the Warwick Spinney, please find attached notification of the Regulation 14 pre-submission consultation for the Warborough & Shillingford Revised Neighbourhood Plan (WSRNP) which includes:

- Designation Letter
- Regulation 14 Notice
- Planning Policy Consultations - Privacy Policy - Warborough Parish Council

Sent on behalf of Warborough Parish Council
*****PLEASE DO NOT REPLY TO THIS EMAIL; ANY COMMENTS OR QUERIES SHOULD BE DIRECTED TO THE PARISH CLERK, clerk@ws-pc.org.uk*****

Additional Designation Letter attached to the emails and also posted, or hand delivered where required:

The Warborough & Shillingford Neighbourhood Plan Team
on behalf of Warborough Parish Council (WPC)*
Greet Hall, Thame Road, Warborough OX10 7DH
14th November 2024

Subject: Notification of Proposed Designation in the Warborough and Shillingford Revised Neighbourhood Plan (WSRNP)

Dear Sir/Madam,

We are writing to inform you that an asset you own is being recognised in the WSRNP. This could be one of, or a combination of, the following: Non-Designated Heritage Asset (**NDHA**), Local Green Space (**LGS**), or Green Gap (**GG**). These designations recognise the contribution, for example, for significant local historical, architectural, character or cultural value to our community.

You will find full details of the pre-submission consultation, as well as an opportunity to review and comment on the proposals from 9am, Friday 15 November:

- On the WPC website www.ws-pc.org.uk/neighbourhood-plan/
- At St Laurence Church, Warborough.

You can provide feedback, by 5pm 2 January, via:

1. the link on the WPC website above
2. post to the Warborough & Shillingford Revised Neighbourhood Plan Steering group, c/o The WPC Clerk, Greet Hall, Thame Road, Warborough OX10 7DH
3. email at wandsplan2023@googlegroups.com

Responses must include your name and address, and are subject to WPC's Planning Consultation Privacy Policy, which can be found here: www.ws-pc.org.uk/neighbourhood-plan/. In line with SODC's policy on planning responses, photographs or names provided with consultation responses will be used in public documents.

If you have any questions, please contact us via email wandsplan2023@googlegroups.com

Thank you for your consideration of this proposal and for your contribution to protecting the heritage and character of Warborough and Shillingford.

Sincerely yours,

The Warborough and Shillingford Neighbourhood Planning Team,
on behalf of the Warborough Parish Council

** Warborough Parish Council administers the village of Warborough and the hamlet of Shillingford*

5.5 LIST OF RESPONDENTS AND RESPONSES TO PRE-SUBMISSION CONSULTATION (REGULATION 14 CONSULTATION)

I. Non- Statutory Consultees

II. Statutory Consultees including Regulatory Bodies

III. LPA (Local Planning Authority – SODC)

I. Non- Statutory Consultees

Ref	Section/Policy	Comment	Response	Action
1	Page 67 - Figure 47	Figure 47 Local Green Spaces. 04 includes private land in front of a wall and behind railings of 3 The Green North, describing it as a verge which it isn't.	Comment Noted.	No change.
2	Page 67	The key boxed numbers obscure what you are looking at 04 and 06.	Agreed.	The Map of Local Green Spaces in Warborough has been revised so that the key boxed numbers do not obscure other details on the map.
3	Page 67	Additionally, there is inconsistent and incorrect drawing of "Green space" land North and South of The Green. The North includes the road and The South does not. Can share photos of the points if you want.	Agreed.	The Map of Local Green Spaces in Warborough has been revised to accurately reflect green space land north and south of The Green.
4		Supports the Neighbourhood Plan.	Comment Noted.	No change.
5		Supports the Neighbourhood Plan.	Comment Noted.	No change.

6		Supports the Neighbourhood Plan.	Comment Noted.	No change.
7		Supports the Neighbourhood Plan.	Comment Noted.	No change.
8		Supports the Neighbourhood Plan.	Comment Noted.	No change.
9		LGS03 to be included in the table in Policy C3 Local Green Spaces. Happy about Non-designated heritage asset status.	Comment Noted.	LGS03 included in Policy C3 Local Green Spaces table.
10	Page 41	Page 41 – Map of Views View W-V04 is actually W-V14. W-V04 needs to be added (view from Hammer Lane).	Agreed.	The Map of Important Views in Warborough has been revised so that View W-V04 is now labelled as W-V14 and W-V04 (view from Hammer Lane) has been added.
11	Page 48	Page 48 – Housing Objectives 2024 agreed minor change – “To provide existing and future residents with the opportunity to live in decent homes which meet local needs, especially smaller homes and homes for the elderly, whilst protecting existing affordable housing”. Need to remove “and providing a mix of housing”.	Agreed.	Housing objective has been revised to remove the sentence "and providing a mix of housing".
12	Page 21	I admit to not having read all of the revised plan due to running out of time. I appreciate all the research and work involved but would question the length which is over 400 pages, there is considerable repetition. Will people, most importantly the Planning Officers read it all? I found one 'typo' - Page 21 of Design Code says willow fencing has a short life space - suggest life span. I have not read further than the Design Code and wish that had been in place earlier as already buildings are being extended far beyond a reasonable size and thus changing the face of the village.	Agreed.	The plan has been revised to make it more concise/reduce its size, with supporting information moved to the Appendices. Page 21 revised to say life span, not life space.
13		Supports the Neighbourhood Plan.	Comment Noted.	No change.
14		Supports the Neighbourhood Plan.	Comment Noted.	No change.

5		The updated Neighbourhood Plan is welcomed. However, there are the following comments which are considered relevant to the updated Neighbourhood Plan which would result in the Plan being suitably robust and not subject to challenge. Modification statement - Statement assessing the significant of the changes proposed to the existing NDP The modification statement considers that the changes to the existing Neighbourhood Plan are material but do not change the nature of the Plan. However, it is considered that there may be changes to the Neighbourhood Plan that are material and would change the nature of the Plan. There are six new policies proposed. Policies VC2, VC3, VC4, ENV1, ENV2 and ENV3 are completely new. Whilst these new policies may cover, in some part, issues that are contained within existing policies, they still represent significant additions to the Neighbourhood Plan which would change its nature. There are also changes to the boundaries of the character areas and the inclusion of a new Area of Special Character. In order to ensure that local people are able to fully endorse the updated Neighbourhood Plan and in order for it to be robust at examination stage, it is considered that it is acknowledged that there are material amendments which change the nature of the plan. A referendum on the material changes would therefore be required. This will aid the updated Plan by ensuring that it is robust and has the support of local people.	Comment Noted.	No change.

16		Policy H2 (infill development) – definition of infill development (page 53 of the draft NP) There is a concern that the definition of 'infill development' is different from the definition found within the existing and emerging Local Plan. In the Draft Neighbourhood Plan, infill development is identified as a site that is: • between two buildings and capable of accommodating one or two houses • not an important open space or feature that adds to the character of the area • visually linked in the sense that the infill does not detract from the existing frontage • not considered backland (building in the rear garden of properties, which can require unsuitable access and reduce the privacy of adjoining properties). Within the existing and emerging Local Plan the definition is: Infill development is defined as the filling of a small gap in an otherwise continuous built-up frontage or on other sites within settlements where the site is closely surrounded by buildings. The scale of infill should be appropriate to its location. In order to meet the basic conditions, a draft Neighbourhood Plan should, amongst other things, be in general conformity with the Development Plan. In order for the draft Neighbourhood Plan to be able to meet this condition it is suggested that the definition of infill development is amended to reflect that within the existing and emerging Local Plan. This will ensure that the draft Neighbourhood Plan is robust and not open to challenge.	Comment Noted.	No change.
17		I was alarmed by some of the language about flood risk. This could have a significant negative affect on the ability of residents to get house insurance. Can you please be careful in the language we use here.	Agreed.	Language to describe flood risk has been reviewed, and where appropriate, changed
18		Asking to extend the CTA to meet their LGS.		

19		A Material Modification Statement has been published with this consultation which states that 'We therefore consider that the changes proposed constitute material modifications which do not change the nature of the NDP and would require examination but not a referendum'. We disagree with this as6 new policies have been introduced which would have a significant impact on development, particularly VC2 which designates Green Gaps and VC3 which identifies 44 Local Views which development would be required to maintain and enhance. Development would be heavily restricted within these Green Gaps and if affecting Local Views where previously these were not considerations. The amendments to Policy C3 will also provide significant constraints for 14 sites that were not previously considered suitable for designation as Local Green Spaces. The updated plan does not include any new site allocations which significantly detracts from the ability of Warborough and Shillingford to contribute to South Oxfordshire and Vale of White Horse's local housing requirements. This is further emphasised by the changes to the standard methodology of the recent NPPF which has increased the total joint need between South Oxfordshire and Vale of White Horse from 24,240 to 42,320 homes. Whilst the scope of modifications is subjective, it is evident that the removal of a site allocation, the addition of 6 new policies and major amendments to existing policies which would materially impact the locations which development might be supported, would result in material modifications which significantly affect the nature of the plan. As such, Regulation 14 and 16 consultations, examination and referendum are required to avoid any legal challenges.	Comment Noted.	No change.

20		The WSNP 2025 is being prepared on the basis that the key strategic policies are contained in the SOLP. South Oxfordshire and Vale of White Horse district councils are working together on a JLP which was submitted for examination on the 9th December 2024. Should the WSNP 2025 progress as drafted and the JLP be adopted in advance of the WSNP 2025 would likely fail to be "in general conformity with the strategic policies contained in the development plan". To avoid this, we suggest progression of the WSNP 2025 is paused and resumed once the JLP is in place.This will provide a sound and stable development plan within which a robust neighbourhood plan can beprepared that can stand the test of time. Should the plan continue on its current course with the aim of the WSNP 2025 being 'made' prior to theadoption of the JLP, it must at the very least include a provision requiring an immediate review of the WSNP 2025 on adoption of the SOLP to ensure the policies within it are up to date and relevant.	Comment Noted.	No change.
21		Ferry House is not of any special interest and holds limited historical significance through its contribution to the setting of nearby designated heritage assets. This is primarily as it uses similar materials to Bridge House and is of a moderately attractive appearance. Shillingford Bridge and Bridge House have existed for several hundreds of years without Ferry House beingthere. Ferry House does not hold the same level of historical significance as Bridge House and The Mews anddoes not contain, as stated in the Issues and Opportunities supporting text above, 'many' qualities, cultural and historic associations that should be preserved and enhanced, to the same level of Bridge House and The Mews.This is reinforced by the WSNP 2025 which confirms that Ferry Houseis not of sufficient historical interest to be a non-designated heritage asset. We therefore request that Ferry House is removed from paragraph 12 for the Issues and Opportunities of Character Area 6.	Comment Noted.	No change.

22	Policy VC1	Regarding non-designated heritage assets, Policy VC1 states that:"The Plan identifies a series of non-designated heritage assets for Warborough–see Figure 16, and Shillingford – see Figure 15. Development proposals affecting an identified non-designated heritage asset should demonstrate how the proposal will preserve or enhance the significance of the asset. Where a proposal would demonstrably harm a non-designated heritage asset, the damage caused to the identity and character of the asset will be weighed against the overall benefits that would arise from the proposed development". The policy explicitly requires development affecting a non-designated heritage asset to preserve or enhance the significance of the asset, and any harm will be weighed against the overall benefits. This is in direct conflict with paragraph 209 of the NPPF 2023 which states: "The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset". As a result, Policy VC1 and the SWNP does not have regard to national policies and advice and fails to meet condition (a).	Agreed.	Policy VC1 has been revised.
23	Policy VC1	Policy VC1 does not need to replicate national policy, and we therefore recommend that the following text be deleted from the policy: "Development proposals affecting an identified non-designated heritage asset should demonstrate how the proposal will preserve or enhance the significance of the asset. Where a proposal would demonstrably harm a non-designated heritage asset, the damage caused to the identity and character of the asset will be weighed against the overall benefits that would arise from the proposed development." If the Relevant Authority wish to state something in its place, then we suggest you duplicate national policy and state "Development that has an effect on a non-designated heritage asset should have regard for national policy".	Comment Noted.	No change.

24	Policy VC2	Criterion (f) seeks to 'Minimise the impact of disruptive uses or major development on the landscape–including from neighbouring settlements'. The use of the term 'disruptive use' is vague and undefined, and therefore subjective open to interpretation. It is not a term that is used anywhere in the NPPF or the SOLP. As a result, Policy VC2 does not have regard for national policies or advice and fails to meet condition (a) of the Basic Conditions.	Comment Noted.	No change.
25		Criterion (g) requires development to 'Respect the identified important open landscape frontage and open important river frontage shown in Figure 20'. Whilst it is clear where these frontages are situated, it is not clear how development is expected to respect them. Taking the open important river frontage, the description provided in the support text is that: "This is an area alongside the Thames which has a unique waterside frontage. The views of the expansive River Thames are enhanced by its relatively undeveloped nature. Whilst there are some pockets of development outside of the Parish, this remains largely a clear and unobstructed area. Itis enjoyed by walkers along the long-distance Thames Path and from the key vantage point on the Listed landmark Shillingford Bridge. There is an overwhelming sense of tranquillity in this area, set within a key landscape environment that warrants future protection from adverse impacts. "Whilst this provides a brief description of the landscape character, it does not provide detail on what aspects of the landscape require protection and how development can successfully protect it. The stretch of river is characterised by human interventions relating to the use of the river over time (such as the tow path) and a more recent leisure uses. This is evident by considerable stretches of hard reinforced bank to support moorings and other structures such as boat houses. It is not clear what "adverse impacts" are alluded to, but we would hope the plan does not wish to stifle the continued evolution of the watercourse to meet the changing demands ofthosewho use it. Greater clarity on the meaning of "Respect the identified important open landscape frontage and open important river frontage shown" is needed as the wording is ambiguous.	Comment Noted.	No change.

26	Policy H2	Policy H2, in part, requires infill development to meet an identified infill definition set out in the supporting text. The supporting text states that: 'In the case of Warborough and Shillingford, infill development is identified as a site that is: • between two buildings and capable of accommodating one or two houses • not an important open space or feature that adds to the character of the area • visually linked in the sense that infill does not detract from the existing frontage • not considered backland (building in the rear garden or properties, which can require unsuitable access and reduce the privacy or adjoining properties)' The NPPF does not provide a definition for infill development which we believe is due to the fact that the acceptability of the location of infill development can vary greatly and so should be determined on a case-by-case basis. The SOLP does provide a definition which is less restrictive than the one above. Policy H2 would therefore fail to be in general conformity with the strategic policies contained in the development plan. The development plan provides a strategy for new homes, which includes windfall units intended to come forward through planning applications, much of which would be infill development. The number of windfall units in the plan is informed by the current infill definition set out in the SOLP. By seeking to enforce a a more restrictive definition the plan is in effect limiting the ability of the area to meet the strategic housing figure set out in the Development Plan. Such a measure would restrict development and conflicts with the social objective for sustainable development set out in paragraph 8 which seeks to 'support strong, vibrant and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations'. And therefore condition (d). Policy H2 should be amended to support development within the built-up area of Warborough and Shillingford.	Comment Noted.	No change.

27		The adopted WSNP 2011 includes a number of policies to support residential development. This included the site allocation in Policy H2 and infill development in Policy H3. The WSNP 2025 has removed the site allocation as permission has been granted for the development and as we have seen, the requirements for Policy H2 are much stricter than in the adopted plan. These changes are negative for the direction of the WSNP 2025 and make it more difficult to gain permission for any new dwelling in the parish. The changes to the standard methodology which have come forward with the current NPPF has increased the total joint need between South Oxfordshire and Vale of White Horse from 24,240 to 42,320 homes. This places an even greater need for neighbourhood plans to actively encourage development, however in this case the WSNP 2025 opposes it. The overall approach to residential development therefore conflicts with the social objective for sustainable development which is 'to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations'. The approach to housing therefore does not contribute to achieving sustainable development and conflicts with condition (d).	Comment Noted.	No change.
28		One area that the WSNP 2025 doesn't cover is replacement dwellings. This is an important matter given that a reasonable percentage of the parish is situated within flood zones 2 and 3 and therefore at risk of flooding. Residents who own a property that is at risk of flooding may wish to apply for a replacement dwelling to relocate their home to a part of the residential curtilage that is at a lower risk of flooding to avoid potential damage and risk to health. This could be done whilst avoiding any adverse impacts on the character of the area, landscape and where appropriate listed buildings and the conservation area. The addition of such a policy would be beneficial for the community and would comply with the basic conditions. We request that such a policy is included within to the plan.	Comment Noted.	No change.

29		In Policy H1: Housing, the draft neighbourhood plan states that the housing needs of the village are for more small housing units and independent elderly homes. The evidence submitted with the draft plan supports this, however the neighbourhood plan does not seek to allocate any sites for housing. By not allocating any housing sites the opportunity for development to be bought forward in the villages are limited to only infill or subdivision, which will not result in the bringing forward of the development identified as needed in the supporting documents.	Comment Noted.	No change.
30		Overall, the neighbourhood plan appears to be overly anti-development and the concept that no new housing is expected to be delivered up to 2041 other than small infill development does not offer a solution to the housing needs outlined in the supporting documents. The neighbourhood plan does not allow for any growth within the village, or to allow for the village to retain key members of the community through the provision of new housing to meet the needs of the community.	Comment Noted.	No change.
31		The revised draft neighbourhood plan seeks to retain the existing green spaces and to allocate further new local green spaces. In the previous neighbourhood plan 4 green spaces were allocated. The new neighbourhood plan seeks to increase this to 18. Whilst the value placed on green spaces is understood, it is also recognised that the designation of these spaces should not be used to prevent development within an area. The NPPF paragraph 107 states that for local green space to be allocated it must be local in character and not extensive in size. The overall size of the proposed local green spaces being sought to be designated does cumulatively result in an extensive tract of land. Furthermore, there is not clear evidence that the proposed green spaces will meet the requirements to become designated.	Comment Noted.	No change.
32	Policy VC2	Policy VC2 highlights three areas of green space to be retained as a Green Gaps including the proposed development site on Thame Road. Whilst it is understood that the neighbourhood plan plays a pivotal role in preserving the character and identity of the villages, it is felt that by seeking to protect the key potential development sites within the area, it is preventing any potential development opportunities within the village.	Comment Noted.	Green Gap policy has been revised to identify Site 1 as an essential Green Gap and Sites 2 and 3 as gateway sites.

33		The character of the village is frontage development with housing following a linear pattern throughout the village. Should further development be required to come forward during the lifetime of the neighbourhood plan to meet the currently unmet housing needs, the areas proposed to be protected would be the most logical to ensure it retains the existing landscape and development character of the village.	Comment Noted.	No change.
34		The protection of important local views is a vital part of a neighbourhood plan and supports the protection of the character and appearance of the village, ensuring it remains largely similar over time. However, there are concerns that the draft neighbourhood plan seeks to add a further 9 protected local views, in addition to the existing 8 protected views. Whilst views of the open countryside should be protected, it should not be the case that this legislation be used to prevent development within the area. The addition of W-V02.1 as a draft important local view, is considered to not be sound or reasonable. The proposal to add a further protected view to cover the same area appears overly restrictive. Furthermore, the view proposed to be protected does not allow for views into the paddock, or of Wittenham Clumps due to the direction of the proposed protected view.	Comment Noted.	No change.
35	Page 66	The script at Page 66 implies a level of community designation and preservation, which is inappropriate to a fully functioning private farm holding. The farming rights under Agricultural Licence and Planning regulations set the appropriate context for all lands contained within Upper Farm, Warborough. The community has no right whatsoever to determine the operation and appropriate development of agricultural land.	Comment Noted.	No change.
36	Page 66	The script at Page 66 referring to ‘enhancing the role and function’ and ‘the development of local community infrastructure’ is wholly inappropriate to a privately operated farm with trespass restriction by law.	Comment Noted.	No change.

37	Policy C3	The 'Additional Spaces' which have come forward on Map Figure 47 and listed under Policy C3 – Local Green Spaces, includes LG.W11 – Poplars and Forest School Copse. There would not appear to be any evidence base to support this proposal including community written responses which can verify that anything more than the sporadic licensed use for educational purposes on a grace-and-favour basis can be any further justified with the private landowner by such designation.	Comment Noted.	School consulted. Amendments made.
38		It is our view that the definition of 'demonstrably special to the local community and holds a particular local significance' is again inappropriate to land forming part of an operational farm without rights of access outside the dedicated footpath.	Comment Noted.	No change.
39	Section 9.3	The statement that Section 9.3 defines beneficial green spaces and that 'they are considered important to protect them to the highest level possible' is a generalisation that does not pass any test in relation to proposal LG.W11 on private farmland. The comment regarding 'does not give right of access' may be true but is not a valid criteria in designation. There is no justification of any aesthetic value.	Comment Noted.	No change.
40	Policy C3	The LGS Inset Map 11 on Figure 47 identifies a woodland copse and agriculturally farmed land.The latter in particular is unjustified in the context of a managed farm.	Comment Noted.	No change.
41		The site is in Flood Zone 1, and whilst the HELAA suggests that the site is not 'suitable' for development because it is Grade 1 agricultural land. Welbeck has, taken expert advice on the matter of the agricultural land, and the development of 4.9 ha of "Best and Most Versatile" agricultural land falls well below the threshold for automatic consultation with Natural England(20ha) it cannot, in the expert consultant's opinion, be considered "significant development of agricultural land".	Comment Noted.	No change.

42	VC1 and VC2	We are not convinced by the evidence which underpins proposed policies VC1 and VC2, and the proposed Local Green Spaces. These elements of the W&SNDP are therefore not robustly justified. Nor has there been any direct consultation or correspondence on the matter of Local Green Space with the landowners	In line with best practise landowners have been made aware of numerous consultation events, and received written individual notification of the Regulation 14 Consultation. Comment Noted.	No change.

43		R.E. Plough Field, Welbeck's evidence (prepared by FPCR Environment and Design Ltd) for the planning application, and forthcoming appeal, demonstrates that development of the site could be delivered in a sensitive way, so long as an appropriate landscape scheme is included. With the application for development on the stie, Welbeck submitted a Landscape and Visual Assessment (LVA). The LVA contains an appraisal of landscape value from paragraph 4.26. This examined the role of the site and its immediate context in terms of the range of local factors set out in the Landscape Institute's Technical Guidance Note 02-21, Assessing Landscape Value outside of National Designations. The LVA concluded that the site and its immediate context was of "Medium" landscape value.	Comment Noted.	No change.
44		The assessment of landscape Value in the LVA did not reference the use of the appeal site as part of the wider site for the World Ploughing Contest in 1954. Some information on the history of this event is set out in the Parish Character Appraisal, part of the W&S NDP, dated October 2024. The site for the competition extended a considerable distance towards Benson. A commemorative cairn with a plough was installed on the bend along New Road. Whilst the original Plough was stolen, a replacement has been installed. We have reviewed this information and consider that the use of the site for the competition, will be of local interest, and this contributes towards the factor "associations" when considering landscape value. This does not however change the overall judgement on the landscape value of the site as "Medium".	Comment Noted.	No change.
45		Welbeck acknowledges that development will inevitably alter the site itself, however effects will be localised to the site and its immediate context primarily due to boundary vegetation and enclosure provided by structural planting. The development proposals can follow design guidance relevant to the area to minimise potential effects.	Comment Noted.	No change.

46		Regarding coalescence, Welbeck's evidence demonstrates that existing development on Thame Road already extends and is visible along the western side of the route between Warborough and Shillingford, with no discernible physical gap between the settlements. There is also intervisibility between residential development to the north and south of the site at Gravel Lane and New Road.	Comment Noted.	No change.
47		As such, it is considered that the site itself makes a very limited contribution to any perceived sense of settlement separation. Warborough and Shillingford are already joined by an area of more mixed development, between the historic cores of the villages, which are both designated Conservation Areas.	Comment Noted.	Information submitted as part of a previous appeal rebuttal has been added as supporting evidence.
48		Turning to visual effects, and the potential for development on the site to impact on local character. Welbeck accepts that for residents of New Road and Gravel Lane the development will represent and obvious and recognisable change to their aspect. However, mitigation can be provided by proposed Green Infrastructure and the residential configuration can reduce the effects. Visual effects on residents of Thame Road are likely to be reduced by existing vegetation screening and the distance of new homes from the shared edge, and the potential for landscape planting once it has established and matured.	Comment Noted.	No change.
49		Residents away from the site to the east are likely to experience minor visual effects once development is completed however, these will decrease to negligible once landscape planting establishes and the site integrates with the landscape and settlement context.	Comment Noted.	No change.

50		For users of footpaths in the vicinity Welbeck's evidence demonstrates that effects would be as follows, if development was delivered: • Warborough 392/6/30: Moderate Adverse on completion but at year 15, effects are likely to reduce to Minor - Moderate Adverse. • Warborough 392/17/10, Bridleway Warborough 392/16/10 and Bridleway Benson 125/10/10: Moderate - Minor Adverse on completion, once planting in the eastern green corridor has established and matured effects are likely to reduce to Minor Adverse. • Millennium Way Permissive Path: Minor – Moderate Adverse on completion and reduce to Minor Adverse – Negligible at year 15 • Bridleway Warborough 392/15a/10: Minor Adverse – Negligible at completion and reducing to Negligible – Minor Adverse at year 15 • routes within North Wessex Downs National Landscape: Minor Adverse – Negligible on completion, as the scheme further integrates with the context through the establishment of proposed vegetation effects will reduce to Negligible • routes in the Chilterns National Landscape: Negligible at completion and once planting on the eastern edge further establishes views of the site will be further filtered and softened.	Comment Noted.	No change.
51	Page 91	The suggested justification – on page 91 of the W&SNDP - for creating a Local Green Space of "Plough Field", appears to rest on an assessment that the site is a "public vantage point," and it is of local cultural value. Welbeck notes that there is no mention of 'coalescence' at this point in the W&SNDP.	Comment Noted.	No change.
52		First, there are limited public views across the site. Views are constrained by the hedges at the filed boundary, and there is nothing to suggest that development on the site would reduce of restrict views of the National Landscapes beyond the Parish. Indeed, and to the contrary, development of the site would open up views, and make them truly publicly accessible.	Comment Noted.	No change.

53	Page 15	Second, the cultural value of the site is reduced by the acknowledgement in the Warborough and Shillingford Parish Character Appraisal – page 15 – that the ploughing championship area (and the areas of actual ploughing) – extended well beyond the site itself. Indeed, the site was an access point and partially a space for exhibition so its direct links to the cultural interest, and the location of the cairn are limited.	Comment Noted.	No change.
54		Returning to the continued reference that the site is the "last remaining gap between the villages of Warborough and Shillingford". Welbeck notes that in national planning policy the notion of coalescence is only mentioned in one place, and that is in reference to the purposes of the Green Belt (with our emphasis): "143. Green Belt serves five purposes: a) to check the unrestricted sprawl of large built-up areas; b) to prevent neighbouring towns merging into one another; c) to assist in safeguarding the countryside from encroachment; d) to preserve the setting and special character of historic towns; and e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land."	Comment Noted.	No change.
55	Policy C3	Therefore, we are very concerned that the Local Green Spaces in general, and specifically at "Plough Field" are an attempt at creating Green Belt. This is something that is a strategic matter, and only acceptable through Local Plans where there are exceptional circumstances (see NPPF paragraph 144). Welbeck also notes that the parish includes an element of the Oxford Green Belt which could have been extended across the whole parish but it was not when first created, nor has it been strategically suggested at any point since.	Comment Noted.	No change.

56	Policy C3	The cumulative effect of the 18 proposed Local Green Spaces, has the potential to conflict with Planning Practice Guidance (PPG) which warns against trying to create a local level Green Belt through a neighbourhood development plan. For the Parish Council's reference, the PPG – which refers to Local Green Space, is as follows: "There are no hard and fast rules about how big a Local Green Space can be because places are different and a degree of judgment will inevitably be needed. However, paragraph 100 of the National Planning Policy Framework is clear that Local Green Space designation should only be used where the green area concerned is not an extensive tract of land. Consequently, blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a 'back door' way to try to achieve what would amount to a new area of Green Belt by another name."	Comment Noted.	No change.
57		It is noted that in the Steering Group Minutes of 04 October 2024, at paragraph 19.13 that: "Very few examples [of flooding are] caused by river flooding." In the Executive Summary it states that: "In some cases, this is more extreme than the EA mapping for Fluvial and Surface Water" However, Flood risk is assessed against the EA mapping service. These models are regularly updated and importantly calibrated to known flood events as part of the validation checking exercise. This statement therefore is misguided.	Comment Noted.	Supporting evidence of river flooding, as reported by the community, has been inserted into Appendix 6.
58		At the section: Flooding – Parish Catchment Area, it states: "The East side of Warborough is a massive flood plain of +100 hectares…' This is incorrect as the agricultural fields are defined as being in Flood Zone 1 and 2 and not the floodplain (Flood Zone 3). The floodplain is concentrated to the River Thames / Thame and not on the surrounding farmland.	Comment Noted.	No change.

59		Regarding surface water, Welbeck notes the following statement in the W&SNDP: "Surface water flood risk is heightened by the village ditch system…Given the ditch system already floods when a flood event happens any additional water pushed into this ditch system by development of grassland /farm area which currently attenuates flood risk, will cause more severe flooding from the ditch system" However, any new development under national guidance is required to adhere to national standards to restrict any surface water runoff to greenfield run off rates. This means that surface water is attenuated within any development proposal thus offering relief to the existing drainage system. Precisely the opposite of draft neighbourhood plan statement: "Properties, driveways, gardens and roads within the parish experience fluvial, surface water and ground water flooding…" The Parish council minutes – as noted above – confirm there are very few examples of fluvial flooding.	Comment Noted.	No change.
60		The W&SNDP "Flood Policy Evidence" references RPS borehole test results to demonstrate a high degree of groundwater risk with ground water identified at 1.5m bgl. However, according to the South Oxfordshire Strategic Flood Risk Assessment, groundwater encountered at this depth is assessed to be low. Groundwater levels are at least 1.5m bgl and therefore not as shallow as the SFRA mapping. Welbeck's site-specific data is superior to the catchment wide assessment of the SFRA which cannot take account of local geological features.	Comment Noted.	No change.
61		The RPS reference to high groundwater is taken out of context. This refers to assessing the suitability of soakaways as part of a SuDS proposal and not in relation to an assessment of flood risk from groundwater. Welbeck agrees that Soakaways are not a suitable form of drainage in this location.	Comment Noted.	No change.

62		There is no evidence of groundwater emergence to the Site and recent additional testing in November 2024 also indicates that there is no evidence of groundwater emergence to this location. It is not possible for any development to 'displace' groundwater.	Comment Noted.	No change.
63		The W&SNDP "Flood Policy Evidence" fails to acknowledge that RPS states it understands that the soil at the site can become saturated following heavy rainfall events. RPS notes that given the depth of groundwater at the site this saturation is likely to be restricted to topsoil layers only and therefore is not considered to present a significant groundwater flood risk to the site.	Comment Noted.	No change.
64	Figure 8	It is very concerning to read the following comment in the "Flood Policy Evidence" associated with 'Fig. 8': "We recommend there should be no development of Green Field sites in the area marked in blue." Fig 8 is factually incorrect and offers a false depiction of the floodplain as is explained above, the floodplain is delineated by Flood Zone 3, which most of the "blue area" is not.	Comment Noted.	No change.
65		The Parish Council by its own admission accepts there are very few examples caused by river flooding. There is no acknowledgement in the W&SNDP or its supporting information that development can also alleviate flood risk.	Comment Noted.	No change.
66		Finally, there are photographs in the appendices to the W&SNDP which show standing water on ploughed field. We are unable to geolocate pictures 5&6. Picture 7 shows the farmer's drainage ditch to the western boundary taking standing water off the field but retaining on site thereby reducing run off into the drainage network. Importantly all the pictures demonstrate there is no surface water exceedance route and water is retained.	Comment Noted.	No change.

67		It is vexing to read in the W&SNDP that Warborough and Shillingford operate in some kind vacuum from each other. Whilst many of the services for the local community are in Warborough, the primary school is on the border between the two locations, and according to some assessments – which sees 'Green Lane' as the separation between Warborough and Shillingford – the school is in Shillingford. The key point, however, is that the services and facilities of Warborough and Shillingford are shared, many are even named as shared, and to ignore the fact that there is a very sustainable and very well used bus service which the combined community uses is illogical. Shillingford includes bus stops for a very regular service – including the X40 / X39 between Oxford and Reading – making is one of the best-connected locations in South Oxfordshire (without a railway station). The proximity to other settlements which may offer different, or a wider variety services and facilities suggests that Warborough and Shillingford should – in operation, and in terms of locational sustainability – be considered as a single location. The character of the settlements is a sperate spatial point, which should not cloud the assessment of available services and facilities, and the potential for future growth.	Comment Noted.	No change.

68	Policy H4	This policy supports new developments that are well-connected to key community facilities via sustainable and accessible pedestrian routes that align with the W&S Design Code. Reference is also made to the Parish Council's traffic survey findings, and addressing any deficiencies related to new development demands. In response to this policy Welbeck emphasises the off-site improvements that are proposed, as part of its development proposal. Welbeck has agreed with Oxfordshire County Council (OCC) that: "…the principle of off-site improvement works to the local footways would provide the site with improved connectivity to local amenities and as such, would alleviate any connectivity concerns previously raised by OCC." Policy H4: Parking Provision	Comment Noted.	No change.
69		A key point with which Welbeck is particularly concerned is: "The introduction of significant numbers of motor vehicles which dominate the public realm". Welbeck highlights that its proposed development provides for on-site parking as well as several pedestrian links to the local highway network. As such, the development is not anticipated to cause significant impact in terms of on-street parking within the village. In terms of traffic impact, Welbeck ahs agreed with OCC that: "Traffic impact assessment set out in the Transport Assessment of the proposed access and Shillingford Roundabout is agreed and does not result in a severe impact at these locations."	Comment Noted.	No change.
70		Welbeck also notes that there are concerns raised around vehicles speeding when exiting Warborough to the north. Whilst these are not directly relevant to its proposals, Welbeck has asked Mode to undertake analysis of its survey data, which shows that along New Road, there is a much lower proportion of speeding vehicles, and lower speeds overall.	Comment Noted.	No change.

71	Appendix 9.13	At Appendix 9.13: Pedestrian Links Survey, the point at which Thame Road becomes New Road is identified as a key crossing point that is currently unsafe. However, as part of its proposed development scheme, Welbeck has included a proposed signalised crossing which should alleviate these concerns by providing a safe crossing point nearby. It is also noted that the refusal reasons for Welbeck recent planning application are directly quoted in the accompanying text in the W&SNDP regarding the lack of pedestrian connectivity. It should be noted that this was directly related to accessing the bus stops on the A4074 raod, not other services which are of course very accessible by foot. However, and moreover, as is now agreed with OCC, off-site improvements have been agreed, and previous concerns have been nullified.	Comment Noted.	No change.
72		Overall, the key transport issues mentioned throughout the W&SNDP are parking, traffic, and pedestrian/cycle connectivity through the village. Welbeck is firmly of the view that these issues are covered extensively in potential development proposals, and its land can be developed without any transport harms, and with improvements to the general outlook in the parish.	Comment Noted.	No change.
73	Page 9	The W&SNDP will need to be in conformity with the extant Local Plan at the time of its adoption, which we acknowledge is currently the South Oxfordshire Local Plan 2035. However, South & Vale Councils have now submitted their Joint Local Plan for examination. It is therefore important for the W&SNDP to accurately acknowledge that there is a new strategic plan in preparation and this the Parish Council appears to have done this on page 9. However, the timings of the Joint Local Plan remain unclear, and have the potential to be very drawn out not least because of the very serious issues with the Duty to Cooperate and housing requirements.	Comment Noted.	No change.

74		Associated with the revised NPPF, there is also a new approach to calculating housing needs. The output of this calculation suggests that the minimum housing needs in South Oxfordshire will increase from 579 dwellings per annum (dpa), to 1,242 dpa. Also, in the Vale of White Horse the figures increase from 633 dpa to 949 dpa. It is very likely then that the emerging Joint Local Plan will require further revisions, or a very early review mechanism, and ultimately more housing development sites in sustainable locations. Warborough and Shillingford – combined, given how accessible the two places are to a range of services and facilities – is a sustainable location for development. It is very likely that additional development site can be accommodated in the parish, and the W&SNDP should engage with the opportunity.	Comment Noted.	No change.

75		Moreover, we suggest that the Parish Council should think carefully about the timing of its Neighbourhood Development Plan production and consider aligning it more closely to the likely revisions, and review of the emerging Joint Local Plan, in light of the new NPPF. We would like to highlight to the Parish Council that the Planning Practice Guidance (PPG) states: "It is important to minimise any conflicts between policies in the neighbourhood plan and those in the emerging local plan, including housing supply policies. This is because Section 38(5) of the Planning and Compulsory Purchase Act 2004 requires that the conflict must be resolved in favour of the policy which is contained in the document to become part of the development plan." (Paragraph: 009 Reference ID: 41-009-20190509) It follows that an emerging Neighbourhood Plan must not introduce unnecessary restrictive policies that could constrain the ability of a future district wide Local Plan to meet its objectives. Our particular concerns here are the Local Green Spaces that are being considered, and the unjustified approach to flooding matters. These matters ought to be a strategic decision, based on the needs of the district and a balance of those needs and meeting them in a sustainable way.	Comment Noted.	No change.

II. Statutory Consultees including Regulatory Bodies

Ref	Section/Policy	Comment	Response	Action
1		We welcome the production of this neighbourhood plan and are pleased to see that the historic environment of your parish features throughout this draft. Although your neighbourhood area does contain a number of designated heritage assets, at this point we don't consider there is a need for Historic England to be involved in the detailed development of the strategy for your area.	Comment Noted.	No change.
2		Natural England does not have any specific comments on this draft neighbourhood plan.	Comment Noted.	No change.
3	ENV2 - Mitigating Flood Risk	We support the reference to water supply and sewage disposal in Policy ENV2 - Mitigating Flood Risk, but consider it is such an important issue that there should be a separate policy covering water and wastewater/sewerage infrastructure in the Neighbourhood Plan.	Comment Noted.	No change.

4	ENV2 - Mitigating Flood Risk	We consider that Neighbourhood Plan should include a specific reference to the key issue of the provision of wastewater/sewerage and water supply infrastructure to service development. PROPOSED NEW WATER/WASTEWATER INFRASTRUCTURE TEXT “Where appropriate, planning permission for developments which result in the need for off - site upgrades, will be subject to conditions to ensure the occupation is aligned with the delivery of necessary infrastructure upgrades". “The Local Planning Authority will seek to ensure that there is adequate water and wastewater infrastructure to serve all new developments. Developers are encouraged to contact the water/waste water company as early as possible to discuss their development proposals and intended delivery programme to assist with identifying any potential water and wastewater network reinforcement requirements. Where there is a capacity constraint the Local Planning Authority will, where appropriate, apply phasing conditions to any approval to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of the relevant phase of development".	Comment Noted.	No change.
5		We consider that the Neighbourhood Plan should include the following policy: “Development must be designed to be water efficient and reduce water consumption. Refurbishments and other non-domestic development will be expected to meet BREEAM water-efficiency credits. Residential development must not exceed a maximum water use of 105 litres per head per day (excluding the allowance of up to 5 litres for external water consumption) using the ‘Fittings Approach’ in Table 2.2 of Part G of Building Regulations. Planning conditions will be applied to new residential development to ensure that the water efficiency standards are met.	Comment Noted.	No change.

6		With regard to surface water drainage, Thames Water request that the following paragraph should be included in the Neighbourhood Plan: "It is the responsibility of a developer to make proper provision for surfacewater drainage to ground, water courses or surface water sewer. It must not be allowed to drain to the foul sewer, as this is the major contributor to sewer flooding".	Comment Noted.	No change.
7		No comments.	Comment Noted.	No change.
8	ENV1	The Policy ENV1: Protecting and enhancing nature, and biodiversity net gain identifies that "Where practicable, development proposals should seek to deliver a minimum biodiversity net gain of 20%" The MOD request that; when drafting policy and guidance which addresses biodiversity, ecology, and Biodiversity Net Gain; South Oxfordshire District Council bear in mind that some forms of environmental improvement or enhancement may not be compatible with aviation safety. Where off-site provision is to provide BNG, the locations of both the host development and any other site should both/all be assessed against statutory safeguarding zones and the MOD should be consulted where any element falls within the marked statutory safeguarding zone.	Comment Noted. Agreed.	No change.

9		Enhancements that require or result in the introduction of tall structures (whether temporarily or permanently), or where plants or trees are planted may degrade aviation safety, either by introducing physical obstacles to aircraft, or by degrading or compromising the operation and capability of safeguarded technical assets. Where enhancements include ground works that might result in open water (whether temporarily or permanently), the introduction or plant/tree species that bear berries or fruit, or the introduction of tree species that provide dense canopy, and the enhanced site is within 12.87km of an MOD aerodrome, it is possible that bird strike risk can be introduced or exacerbated to the detriment of aviation safety. In summary, where off-site provision is to provide BNG, the locations of both the host development and any other site should both/all be assessed against statutory safeguarding zones and the MOD should be consulted where any element falls within the marked statutory safeguarding zone.	Comment Noted. Agreed.	No change.
10	ENV3	The MOD note proposed Policy ENV3– Climate resilience, renewable energy sources and energy reduction. The MOD has, in principle, no objection to any renewable energy development, but request that the wording of Policy ENV3 is broadened to inform developers that only those applications for development which would not compromise, restrict or otherwise degrade the operational capability of safeguarded MOD sites and/or assets will be supported.	Agreed.	Policy ENV3 has been edited as suggested.

III. LPA (Local Planning Authority – SODC)

Ref	Section/Policy	Comment	Response	Action
1		The addition of a unique number for each paragraph would greatly assist in the ability to reference specific elements of the Plan and ensure it brings the clarity required by the NPPF.	Agreed.	Paragraph numbering added.

2		A new version of the NPPF was released in December 2024. For neighbourhood plans, the policies in the 2024 Framework are to be applied to Plans which are submitted to the District Council under Regulation 15 after 12 March 2025. Plans submitted to the District Council under Regulation 15 before 12 March 2025 should refer to the 2023 Framework. References throughout the Plan should be updated to reflect the correct Framework where relevant, including to specific quotes and page or paragraph numbers which may have changed.	Agreed.	References to the NPPF have been updated following the new version being released in December 2024 and updated in February 2025.
3		The name for the designation “Area of Outstanding Natural Beauty (AONB)” has recently been changed to “National Landscape". All references to AONBs throughout the plan should be updated accordingly.	Agreed.	All references to AONB have been changed to National Landscape.
4		Several of the maps within the plan are of low quality. Additionally, some of the maps are quite small. Both of these factors make these maps difficult to read and understand. We recommend that the maps are improved for clarity and readability. The District Council would be happy to assist with this if required.	Agreed.	Map quality has been enhanced and enlarged.
5		It may not be possible to include screenshots from external websites such as Figure 2 without the proper licensing or references. It is important that you to ensure you have the authority to include images of external sources within your Neighbourhood Plan otherwise such images should be removed.	Agreed.	Images of external sources that are not accompanied by proper licensing and referencing have been removed.

6	Page 5 - 2.2 Sustainable Development - Sustainable Economic Development	This paragraph states that the granting of permission for the renovation of St Lawrence House conflicted with Policy H6 of the Warborough and Shillingford Neighbourhood Plan. The Committee Report on the decision notes that whilst the application would reduce the number of affordable units, the development would result in a significant improvement in the quality of the housing stock, therefore bringing it in line with the second element of criterion A in Policy H6. We therefore recommend the following modification to this sentence to recognise that the Parish Council did not support the application, but that it was not in conflict with the Neighbourhood Plan policy: "Whilst Warborough Parish Council objected to it, SODC granted permission for SOHA to renovate St Lawrence House, which reduced affordable units by 3."	Comment Noted.	Paragraph removed.
7	Page 8 - 3. Background	To ensure it is clear that the made WSNP only applies to Warborough and Shillingford, we recommend the following modification for factual accuracy: "The Development Plan for Warborough and Shillingford currently includes of: • The adopted South Oxfordshire Local Plan 2035 • the made WSNP".	Agreed.	Amended text, as suggested.
8	Pages 8 & 9 - 3. Background	To ensure the Plan accurately reflects the current status of the Joint Local Plan, we recommend the following modification: "The emerging Joint Local Plan for South Oxfordshire and Vale of White Horse district councils was recently submitted for examination following the conclusion of the is currently at the Regulation 19 publicity period stage, where it was which means it is out for a six-week period of public consultation until 12 November 2024." We also recommend that the table of relevant policies in the JLP is removed as these may change following the Examination of the Joint Local Plan.	Agreed.	Amended text, as suggested.

9	Pages 9 - 3. Background	Whilst we support the aims of the Steering Group to look to ensure that the Plan meets the basic conditions prior to the submission of the document to the District Council, ultimately this is a matter that will be considered at the independent examination. We therefore recommend the following modification for factual accuracy: "Following the conclusion of the pre-submission consultation, modifications will be made to final version of the Plan in response to the comments received, before it is submitted to the District Council who will undertake a post-submission period of publicity. Following this, the Plan will then be submitted to an Examiner who will assess to ensure its policies meet the basic conditions."	Agreed.	Section has been removed as no longer necessary.

10	Page 10 - 4. The Warborough and Shillingford Revised Neighbourhood Plan - 4.2. How the WSRNP fits into the Planning System	Whilst we are appreciative that the WSRNP looks to align itself with the JLP, as the document notes it is only a statutory requirement for the Plan to be in general conformity with the adopted strategic policies contained in the development plan for the area. As such, the South Oxfordshire Local Plan 2035 is the more relevant document for the Neighbourhood Plan to give consideration to. Additionally, as mentioned previously, the JLP may be subject to change before adoption. For factual accuracy, we recommend the following modification: "The RP must also be in general conformity with the adopted strategic policies contained in the development plan for the area. The strategic policies for South Oxfordshire are currently contained within the South Oxfordshire Local Plan 2035. SODC, together with Vale of White Horse District Council, is preparing a new Local Plan, referred to as the Joint Local Plan 2041 (JLP) which is scheduled to be adopted in 2025. Whilst it is not a requirement, the RP looks to aligns itself with relevant principles that have emerged up to Regulation 19 consultations of that plan; however, it is acknowledged that elements of the JLP may change between now and adoption." We also recommend the removal of the following paragraph to avoid duplication as this has already been addressed above in 3. Background: At the time of writing, the Joint Local Plan has now been published for a six-week period under Regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012. Representations are expected to be made during this publication period, which started on 1 October and ends at 11.59pm on 12 November 2024. As also addressed in 3. Background, the current Development Plan for South Oxfordshire includes the South Oxfordshire Local Plan 2035 and adopted Neighbourhood Plans (such as the WSNP). The South Oxfordshire Core Strategy and Local Plan 2011 are no longer part of the Development Plan for the district.	Agreed.	Amended text, as suggested.

		To ensure factual accuracy and to remove unnecessary duplication with 3. Background, we recommend that the following is removed: "Currently the development plan in South Oxfordshire, which this RP also aligns with, consists of: • Adopted Local Plan 2035 • South Oxfordshire Core Strategy (2012) • Saved policies of the Local Plan 2011 (2006)."		

11	Page 12 - 4.6. Relationship between Plan objectives and Strategic Environmental Assessment (SEA) Objectives/ Sustainability Appraisal	The District Council is currently in the process of screening the Warborough and Shillingford Neighbourhood Plan to determine if an SEA is needed. The Plan should refer to the result of this screening, which will be published and shared with you once complete.	Agreed.	Reference to SEA Screening Opinion inserted.
12	Page 13 - 5.1 Development context	We recommend the following modification to ensure the Plan accurately reflects the status of the JLP: "In the emerging SODC JLP 2041, produced by South Oxfordshire District Council and Vale of White Horse District Council, Warborough is classified by SODC as a 'smaller village' 'Tier 4".	Agreed.	Amended text, as suggested.
13	Page 17 - The Neighbourhood Plan – Vision, Objectives and Policies	This section refers to planning policies as "planning laws." This is not the correct terminology to use, planning laws refer to acts of parliament such as the Localism Act. Planning policies should be referred to simply as policies. As such, we recommend the following modification to this section: "The WSNP Vision, Objectives and Policies cascaded from a strategic direction (vision), thorough to directions of travel (objectives) and ultimately, planning policies which formed the basis of planning decisions in this parish."	Agreed.	Amended text, as suggested.
14	Page 21 - Character, Design and Heritage	The South Oxfordshire Design Guide has now been superseded by the Joint Design Guide. The reference to this document on this page should be updated to reflect this.	Agreed.	Amended text, as suggested.

15	Pages 22 to 26 - Character Areas	Some of the Issues and Opportunities identified for each of the Character Areas are quite far reaching and some parts are overly restrictive. For example, Issue and Opportunity 1 in each of the Character Areas sets out that 'any development proposal requiring planning permission would need to avoid obscuring the identified views to the countryside'. We recommend this is modified to be more in line with Policy VC3 which sets out that 'Development proposals should maintain and where practicable enhance the following key views.' Additionally, not all of the requirements are related to land use and are therefore outside the scope of neighbourhood planning, such as Issue and Opportunity 15 in CAS5 and Issue and Opportunity 13 in CAS6 which set out matters relating to traffic and suburban clutter. We recommend reviewing these sections to ensure that their contents are appropriate for inclusion within a Neighbourhood Plan and to remove any elements which are not. Please see additional comments relating to the Landscape Character Assessment below starting at Ref 50.	Comment Noted.	Text has been updated to refer to the Joint Design Guide.
16	Page 29 - Character, Design and Heritage	The South Oxfordshire Local Plan 2035 Policy ENV6: Historic Environment follows an approach set out through the NPPF by which development which has an impact on heritage assets may be supported, so long as the adhere to a list of criteria. We also advise against using language such as "will not be supported" in the supporting text to avoid confusion as this reads as Policy text. To ensure the wording in the supporting text of this Policy does not read as Policy text, and to better align the wording with that found in the Local Plan and NPPF, we recommend the following modifications: WPC supports the approach set out in the South Oxfordshire Local Plan 2035 which states that "Proposals for new development should be sensitively designed and should not cause harm to the historic environment. Throughout the parish, we have two conservation areas, listed buildings, a Special Character Area, and Heritage Assets both above and below ground. New	Agreed.	Amended text, as suggested.

		development which has an impact on the identified heritage assets should look to conserve or enhance the significance of the heritage asset and settings".		
17	VC1 - Village Character	The first paragraph references Figure 16; however, it appears that Figure 17 is the correct Figure to reference. We recommend that this is updated.	Agreed.	References to figure numbers have been updated.
18	VC1 - Village Character	Additionally, the second paragraph references Appendix 9.1 but he correct appendix appears to be Appendix 9.2.	Agreed.	References to appendices has been updated.
19	VC1 - Village Character	To enhance the clarity of this policy, we recommend that this list of character areas is removed and replaced with a short sentence referring to the correct character area for the location of the development: "Development proposals should respond positively to the indicative palette of materials in Figure 17 and the relevant identified Character Area details, issues and opportunities as set out in the Character Appraisal (Appendix 9.2 Warborough & Shillingford Character Appraisal 2024), having regard to the details set out for the character area within which the development is located.	Agreed.	Amended text, as suggested.

20	VC1 - Village Character	We support the proportional approach set out in this policy; however, we recommend greater clarity that Design and Access Statements are not required on all developments. We also recommend that the phrase "accord with" is replaced with "have regard to" to align with the expectations set out in national policy regarding the use and application of design codes. This modification would make the policy consistent with national policy which states that 'significant weight should be given to development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes' (paragraph 139 of the National Planning Policy Framework): "As appropriate to their scale, nature and location, development proposals should demonstrate within their Design and Access Statement, if required, or other submitted documentation, how they have regard to each relevant matter set out in the Parish Design Code in Appendix 9.1 Warborough & Shillingford Design Code 2024)".	Comment Noted.	Amended text, as suggested.
21	VC1 - Village Character	Paragraph 3 of the Policy states that "Development proposals which harm the potential for the Parish to continue as a location for filming for television and film will not be supported." The NPPF states at paragraph 16 that "Plans should contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals." The wording of this paragraph does not provide the clarity required by the NPPF and it is ambiguous how this should be applied in practice. We therefore recommend that this paragraph is deleted.	Agreed.	Policy VC1 C ammended for clarity.

22	VC1 - Village Character	New development is likely to result in an increase in parking demand and it would be overly onerous to expect new development not to do so. We recommend that this policy is more closely aligned to Policy H4 of the Plan which sets out that "Development should make adequate provision for parking in accordance with Oxfordshire County Council Standards": Development proposals should ensure that provide adequate provision for parking in accordance with Policy H4 Parking Provision and with Oxfordshire County Council Standards.	Comment Noted.	Supporting evidence for VC1 added in Appendix 8.
23	VC1 - Village Character	The section on Non-Designated Heritage Assets notes that the assets can be seen on Figure 15 and Figure 16. We recommend that these are replaced with a reference to Appendix 9.5 Table 1 as this more clearly lists the identified assets: "The Plan identifies a series of non-designated heritage assets for Warborough and Shillingford – see Appendix 9.5 Table 1".	Agreed.	Amended text, as suggested.
24	Page 32 - Landscape Character	Please note that a more up-to-date Landscape Character Assessment has been produced for both South Oxfordshire and Vale of White Horse by LUC as part of the new Joint Local Plan Evidence base, which we are now using as our most up to date landscape character assessment. We recommend references to the South Oxfordshire Landscape Character Assessment are updated accordingly.	Agreed.	References to South Oxfordshire Landscape Character Assessment have been updated.

25	Page 33 - Green Gaps	Green Gaps do not hold the same function as Local Green Spaces and are not intended to serve a different purpose. We have seen neighbourhood plans successfully incorporate Green Gaps where they are appropriate and justified to ensure any development which occurs within the boundary of the Green Gaps does not individually or cumulatively harm the open character of the identified gap or result in the coalescence of two or more settlements. On this basis, we recommend the following modifications to this section to ensure the Plan is clear on the purpose of designating Green Gaps: "Many terms are used to refer to land between neighbouring settlements that are vulnerable to physical or visual coalescence, including 'green gap' as we have used here. The WSRNP prioritises these important spaces because a Green Gap designation: • ensures new development occurring within them does not individually or cumulatively harm the open character of the identified gap. • protects against the sprawl and creep of development by requiring that new development does not result in the coalescence of separate settlements, helping to maintain a sense of place and individual identity between areas. Particularly where areas are very different historically as in the case here. • May provide flood prevention: Green spaces can act as natural floodplains, absorbing excess water and reducing the risk of flooding. Even away from river flooding, there are many areas within the Parish where surface water and groundwater levels are high. Such open spaces allow for the containment of such water and prevent further damage to property • may reduce noise, light and air pollution: Trees, hedgerows and other vegetation can help to mitigate noise, light and air pollution	Agreed.	Amended text, as suggested.

		from nearby busy roads and nearby settlements • may conserve biodiversity: Green gaps can provide important habitats for wildlife, supporting biodiversity and ecological connectivity. Even on arable fields, the presence of boundary trees and hedgerows is important, as is the opportunity to roam and forage among crops May provide visual amenity: Local gaps can enhance the visual appeal of an area, providing a sense of openness and reducing visual clutter."		

26	Page 34 - Green Gaps	As mentioned above, successfully implemented Green Gaps in made Neighbourhood Plans are framed to ensure that any development which occurs within the boundary of the Green Gaps does not individually or cumulatively harm the open character of the identified gap or result in the coalescence of two or more settlements. As such, we recommend the following modifications to the wording for the identified Green Gaps “As the last remaining field between the two settlements, it is key that any development occurring within this Green Gap should not result in the coalescence of Warborough and Shillingford". “The area around the roundabout has been urbanised with signage and other visual clutter. It is important that any development occurring within this Green Gap does not result in the further urbanisation of this areatakes place. It is essential that the setting of the Shillingford Conservation Area is not eroded further.”	Comment Noted.	Amended text.

27	Page 35 - Important Open Landscape Frontages	The text in this section suggests that the areas identified as Important Open Landscape Frontages on Figure 20 should be left "undeveloped" and that it is "important to maintain the rural approaches to the village and to ensure that further urbanisation through development or features that has currently taken place does not intrude further into the landscape". When considering the expanse of the area covered and implication of the wording, this wording appears to be overly restrictive. We recommend that this section of the supporting text is amended to clarify that additional landscape mitigation might be needed for development in these locations, rather than placing a blanket restriction on all development: "Some areas of the adjacent parishes have been subject to extensive development within recent years. Development in the following areas, as identified in Figure 20, should provide sufficient landscape mitigation to avoid adversely impacting the rural nature of Warborough and Shillingford. 1. The approach along Henley Road from Benson is particularly important. Here there is a key low native hedgerow frontage alongside the road, which gives open and expansive views towards the village of Warborough. Where glimpsed views of the built form are nestled among a treelined backdrop to the northwest 2. Warwick Spinney, on the Parish Boundary is an important Parish wildlife site, which is often overlooked. Where possible, landscape mitigation in this area should incorporate wildlife corridors. 3. To the southwest of Henley Road, the verdant, well wooded edge of the River Thames is apparent and highly visible in this area of low-lying flood plain. A similar view exists on the western edge of	Agreed.	Amended text.

		Shillingford along Henley Road. Additionally, Neighbourhood Plans do not have the power to determine the outcome of planning applications. Therefore, we recommend the following modification to the supporting text so that it is clear that the policy gives support for certain types of development, rather than states that they would be permitted: "This policy sets out the types of development that would be supported permitted in these important spaces."		

28	Page 36 - Figure 20: Green Gaps and Land Use	It is unclear how has the extent of the green gaps been defined. Green Gap 2 is fairly small and does not appear to be a gap between settlements or areas of a settlement, but rather adjacent to Warborough, whereas Green Gap 3 is particularly large and again appears to be adjacent to the settlement of Shillingford rather than between settlements or areas of a settlement. The justification for these areas and their outer limits does not appear to be fully explained, either within the Plan or the supporting appendices. We recommend clearer justification is given as to their suitability for inclusion within the Plan.	Comment Noted.	Green Gap policy has been revised to identify Site 1 as an essential Green Gap and Sites 2 and 3 as gateway sites.
29	Page 39 - Important Local Views	We recommend a source is provided for the "Landscape Institute" guidance used in this section.	Agreed.	A source has been provided for the Landscape Institute Guidance.
30	VC2 - Landscape and Green Gps	We recommend that this policy is reworded to set out that it should be applied on a proportionate basis to enable it to be applied effectively during the development management process, therefore ensuring the policy has the clarity required by the NPPF. This modification will ensure that the policy recognises that not all developments will need to adhere to the specifications of this policy due to their scale, nature, or location. Criterion 1.d of the policy states "Preserve the view within the Parish as highlighted in policy VC3." As matters relating to the identified views are contained within Policy VC3, we recommend that this criterion is removed. If you chose not to remove this criterion, we recommend that the wording is modified to ensure it is clear how development should respond to the identified views.	Comment Noted.	Policy VC2 D has been removed.

31		It is unclear what "including from neighbouring settlements" means in the context of criterion 1.f. The policies within the Warborough and Shillingford Neighbourhood Plan will only apply within the boundaries of the designated neighbourhood plan area. We recommend that this wording is removed. We recommend the text relating to Green Gaps is moved to its own separate list of criterion for clarity. As with our comments above, we recommend a modification to the section relating to Green Gaps to ensure that the policy recognises that Green Gaps do not have the same purpose as Local Green Spaces and are not intended as a blanket restriction on development within their identified areas but instead have been used to ensure any development which occurs within the boundary of the Green Gaps does not individually or cumulatively harm the open character of the identified gap or result in the coalescence of two or more settlements.	Comment Noted.	Criterion 1F has been modified to clarify that the statement is referring to the impact of neighbourhing settlements on the Parish.

32		We also recommend a modification to criterion g in relation to our above comments on Important Open Landscape Frontages to better connect the policy to this section. We also recommend several small typographical and grammatical modifications: Landscape Character: 1. As appropriate to their scale, nature and location, development proposals should demonstrate how they: a) Preserve or enhance the identified distinctive character of the settlements and wider landscape setting as identified in Figure 18 Key Landscape Characteristics, and in Table 1 of Appendix 9.2 Warborough & Shillingford Character Appraisal 2024 b) Have taken into consideration the recommendations of the Design Code in Appendix 9.1. c) Protect the key valued characteristics that contribute to the Villages'/Parish's character and the recommendations and opportunities identified in Table 1 Landscape Recommendations, above. d) Not significantly obstruct or have an unacceptable impact on the views identified in policy VC3. e) Retain and where possible enhance the tranquillity of the Plan Area. f) Minimise the impact of disruptive uses ormajor development on the landscape g) Respect the identified important open landscape frontage and open important river frontage shown in Figure 20 and incorporate sufficient landscape mitigation to avoid adversely impacting the rural nature of Warborough and Shillingford. Green Gaps:	Agreed.	Amended text, as suggested.

		2. As appropriate to their scale, nature and location, development proposals within the Green Gaps identified in Figure 20 should demonstrate how they: a) will not diminish the physical and / or visual separation of settlements; and b) will not individually or cumulatively with other existing or proposed development compromise the integrity of the gap.		

33	Figures 24, 25 and 27	Figure 24 is of a low quality and should be improved to ensure readability. It would also be beneficial if all of the identified views are labelled on at least one map, as currently some of the more rural views are not labelled on any of the three relevant Figures. It is also noted that some of the view cones, such as S-V08 and S-V05 on Figure 27 appear to go beyond the boundary of the Neighbourhood Area. As policies within a Neighbourhood Plan can only affect development within their designated Neighbourhood Area, we recommend these figures are modified so that these lines stop short of the Neighbourhood Area boundary.	Agreed.	Amended, as suggested.
34	VC3 - Local Views	We recommend that this policy is reworded to set out that it should be applied on a proportionate basis to enable it to be applied effectively during the development management process, therefore ensuring the policy has the clarity required by the NPPF. This modification will ensure that the policy recognises that not all developments will need to adhere to the specifications of this policy due to their scale, nature, or location: "As appropriate to their scale, nature and location, development proposals should maintain and where practicable enhance the following key views and vistas as shown in Figure 27 and in the table below:"	Comment Noted.	No change.
35	Page 49 - H1: Housing	To ensure the Plan accurately reflects the latest Development Plan document, we recommend the following modification: "The South Oxfordshire Local Plan 2035 directs development to the main towns and larger villages."	Agreed.	Amended text, as suggested.
36	Page 51 - H1: Housing	We note that the first paragraph on this page appears to address both affordable housing and small/elderly housing interchangeably. For clarity, these are different issues which require differing approaches and policies. Policy H9 of the South Oxfordshire Local Plan sets out how affordable housing should be delivered across the district whilst Policy H11 addresses housing mix. We recommend	Agreed.	Amended text, as suggested.

		that this paragraph is revisited to ensure that this distinction is clear.		
37	Page 51 - H1: Housing	The wording of the first part of this policy is a little unclear. To enhance its clarity and ensure it is more precise, we recommend revising it as follows: “Proposals for more than ten dwellings should deliver an appropriate mix of housing types and sizes, having regard to the local community needs. Particular support will be given to development proposals which deliver independent elderly homes and small housing units".	Agreed.	Amended text, as suggested.
38	Page 51 - H1: Housing	We recommend that the second paragraph is repositioned into the supporting text as the wording is more suitable for inclusion there rather than within the policy itself.	Agreed.	Amended text, as suggested.

39	Page 51 - H1: Housing	This wording of the final paragraph of the policy is a repeat of the wording which was included in the Submission version of the Warborough and Shillingford Neighbourhood Plan. The Examiner for the Plan recommended the policy be modified stating the following: "I recommend that the second part of the policy is deleted. In doing so I have taken account of the response of the Parish Council to my clarification note. The approach reflects the District Council's housing allocations policy. However, that policy is in relation to its role as the housing authority under the Housing Acts. Plainly SODC's different functions in this area overlap. On the one hand the delivery of affordable housing to development plan standards is a land use issue. On the other hand, the allocation of the housing delivered is not a land use matter. Nevertheless, to take account of its importance to those who have prepared the Plan I recommend that it is replaced within the supporting text." It is not clear why the wording of this paragraph has been reverted to its original wording and recommend that this paragraph is relocated to the supporting text as recommended by the Examiner for the Warborough and Shillingford Neighbourhood Plan. After the final paragraph of supporting text on page 52 add: "On this basis the Plan will expect relevant new developments to secure the allocation of affordable dwellings to the District Council's allocation policy. 20% of all new affordable housing in Warborough and Shillingford will, on first letting only, be subject to a local connection – people with a strong local connection to the Parish as set out in SODC's Housing Allocations Policy and whose needs are not met by the open market will be the first to be offered the tenancy or shared ownership of the home."	Agreed.	Amended text, as suggested.

40	H2: Infill	We have concerns about the definition of infill within the Plan. The supporting text sets out how infill development should be considered in the context of Policy H2. Along with other criteria, the support text sets out that infill development in Warborough and Shillingford is identified as a site that is "not considered backland (building in the rear garden of properties, which can require unsuitable access and reduce the privacy of adjoining properties)". This wording is more restrictive than that set out in Policy H16: Backland and Infill Development and Redevelopment of the South Oxfordshire Local Plan which allows for backland development in some circumstances. No clear justification is given as to why a more restrictive policy is required for Warborough and Shillingford than that set out by the District Council. We recommend this element of the supporting text is removed. We recommend that the phrase "accords with" is replaced with "has regard to" 'to align with the expectations set out in national policy regarding the use and application of design codes. This modification would make the policy consistent with national policy which states that 'significant weight should be given to development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes' (paragraph 139 of the National Planning Policy Framework).	Agreed.	Amended text, as suggested.

41	H3: Active Travel	The wording of the first paragraph of the policy is a near repeat of the wording which was included in the Submission version of the Warborough and Shillingford Neighbourhood Plan. The Examiner for the Plan recommended the policy be modified stating the following: The principle of the approach adopted in this policy reflects the nature of the neighbourhood area. Nevertheless, as submitted its first part is both too detailed and impractical to apply. By way of example a proposed development to the south of the A4074 in Shillingford which might otherwise be acceptable on the basis of Policy H3 would fail the prescriptive tests of Policy H4 due to its inherent inability to be 'linked to the main community facilities including walks, the Green, church, school, post office, pub and public transport by high quality pedestrian routes'. I recommend that this part of the policy is modified so that it take on a more general approach. I also recommend that some of the particular directions of the submitted policy are relocated into the supporting text. It is not clear why the wording of this paragraph has been reverted to its original wording and recommend that this paragraph is replaced with the accepted modified wording provided by the Examiner for the Warborough and Shillingford Neighbourhood Plan, with a modification to recognise the Warborough and Shillingford Design Code and to incorporate the proportionate approach set out in the policy currently.	Agreed.	Amended text, as suggested.

42	H3: Active Travel	We also recommend modifications to the supporting text as also recommended by the Examiner for the Warborough and Shillingford Neighbourhood Plan with some minor modifications: "As appropriate to the nature, scale and location, new development will be supported if it is linked to proposals should be well connected with the existing network of pedestrian links in the neighbourhood area. Where appropriate developments should be arranged so that their designs take account of the existing local footpath network in their immediate locality and should have regard to the principles of the Warborough and Shillingford Design Code." Between the third and the fourth paragraphs of supporting text on page 55 add: "Policy H4 sets out the Plan's approach to this important matter. The first paragraph sets out an expectation that new developments should be well-connected to the existing network. Where it is practical to do so developments should be linked to the main community facilities including walks, the Green, shop, church, school, post office, pub and public transport, by pedestrian routes that allow sustainable, safe, easy and convenient access and which incorporate high quality green infrastructure."	Agreed.	Amended text, as suggested.
43	H3: Active Travel	We support that the first paragraph of the policy is set in a proportional basis; however, we recommend that part 2 of this policy is reworded so that it is also applied on a proportionate basis. This modification will ensure that the policy recognises that not all developments will need to adhere to the specifications of this policy due to their scale, nature, or location. We also recommend minor modifications to the text for clarity: "Cycle Paths: As appropriate to their scale, nature and location, new development should provide on-site cycle paths both in general, and to facilitate access to the village amenities, transport links and community facilities, and to surrounding settlements. Where relevant, they should also contribute to improvements to existing cycling facilities."	Comment Noted.	No change.

44	H3: Active Travel	As with the first paragraph of this policy, the wording of the final paragraph is a near repeat of the wording which was included in the Submission version of the Warborough and Shillingford Neighbourhood Plan but with references to different documents. The Examiner for the Plan recommended the policy be modified stating the following: "I also recommend a similar approach to the second part of the policy. Its submitted format requires the decision-maker to look at specific details of the Plan's preparation and at the same time come to judgements on the deficiencies both of the existing network and potentially the relationship between new developments and their accessibility to the same network. On this basis the policy would be impractical for SODC to implement on a consistent basis throughout the Plan period. In a similar fashion it would not offer certainty to potential developers. As with the first part of the policy I recommend that this part of the policy is modified so that it takes on a more general approach. I also recommend that some of the particular directions of the submitted policy are relocated into the supporting text." It is not clear why the wording of this paragraph has been reverted to its original wording and recommend that this paragraph is replaced with the accepted modified wording provided by the Examiner for the Warborough and Shillingford Neighbourhood Plan. We also recommend modifications to the supporting text as also recommended by the Examiner for the Warborough and Shillingford Neighbourhood Plan with some minor modifications: "When assessing impacts under this policy, reference should be made to findings and recommendations from the Parish Council's commissioned traffic survey (or any subsequent or amended relevant evidence base document). Any deficiencies identified here should be assessed where new development will add new requirements. Subject to other development plan policies proposals	Agreed.	Amended text, as suggested.

		for new development will be supported where they protect or enhance existing public rights of ways and other forms of access. Proposals will also be supported which provide new public rights of ways and other forms of access which connect with existing routes." Following on from the recommended supporting text above, add: "The final paragraph provides a supportive context for such proposals. When preparing development proposals developers should make reference to the Parish Council's commissioned traffic survey, or any subsequent or amended relevant evidence base document, and design their proposals accordingly."		

45	H4 - Parking	We recommend that this policy is reworded to set out that it should be applied on a proportionate basis to enable it to be applied effectively during the development management process, therefore ensuring the policy has the clarity required by the NPPF. This modification will ensure that the policy recognises that not all developments will need to adhere to the specifications of this policy due to their scale, nature, or location: "As appropriate to their scale, nature and location, development should make adequate provision for parking in accordance with Oxfordshire County Council Standards and should:"	Agreed.	Amended text, as suggested.
46	H4 - Parking	We also recommend a minor typographical correction to the following text: d) Ensure that where existing parking provision is lost (including through garage conversions), that sufficient parking remains available on site in areas with insufficient space for additional on street parking;	Agreed.	

47	H5 - Safeguarding Affordable Housing	This policy wording is a repeat of the wording which was included in the Submission version of the Warborough and Shillingford Neighbourhood Plan but removed by the Examiner. The Examiner for the Plan recommended the policy be modified stating the following: "Taking all matters into account I recommend that the policy is simplified in its structure and composition. In doing so I have adopted the approach proposed by SODC. It addresses the key matters and provides a robust basis for future decision making. The Parish Council's commentary about the need for a developer to provide an independent assessment of the long-term retention of affordable housing is more of a process matter than a policy issue. In any event it is addressed as one of the criteria in the recommended modified policy." It is not clear why the policy wording has been reverted to its original wording and recommend that this policy is replaced with the accepted modified wording provided by the Examiner for the Warborough and Shillingford Neighbourhood Plan: Proposals that would result in the loss of existing affordable housing through either redevelopment or change of use will not be supported unless: A. they would result in an increase in the number of affordable houses or a significant improvement in the quality of the existing stock of affordable housing on the site; or B. the affordable houses to be lost are replaced elsewhere in the neighbourhood area; or C. it can be demonstrated that the affordable houses concerned are no longer needed in the neighbourhood area"	Agreed.	Amended text, as suggested.

48	C1 - Community Infrastructure	The wording of the second sentence of the first paragraph is a repeat of the wording which was included in the Submission version of the Warborough and Shillingford Neighbourhood Plan but removed by the Examiner. The Examiner for the Plan recommended the policy be modified stating the following: "I recommend the deletion of the second part of the policy. It addresses development processes and consultation rather than policy matters directly. Nevertheless, I recommend that the matter is captured (with modifications) in the supporting text." It is not clear why the policy wording has been reverted to its original wording and recommend that this sentence is relocated to the supporting text as recommended by the Examiner for the Warborough and Shillingford Neighbourhood Plan. At the end of the supporting text on page 64 add the following paragraph: "The relationship between new development and community infrastructure is an important consideration in the neighbourhood area. In this context developers are advised to consult early with the Parish Council, SODC, Oxfordshire County Council and the relevant utility providers. This process will help to understand and assess the additional load that the proposed development may have on the neighbourhood area. It will also help to clarify the scale and nature of any appropriate mitigation'.	Agreed.	Amended text, as suggested.

49	C1 - Community Infrastructure	The second part of the policy addresses the loss of community facilities. The scope of this section goes beyond the requirements set out in Policy CF1:Safeguarding Community Facilities of the South Oxfordshire Local Plan in setting out what evidence would be required in order to satisfy this policy. No clear justification is given as to why a more detailed policy is required for Warborough and Shillingford than that set out by the District Council. The policy also only supports development proposals which result in the loss or significant harm to a community facility where it can be demonstrated that it is no longer viable. This is more restrictive than Policy CF1: Safeguarding Community Facilities of the South Oxfordshire Local Plan which also supports the above where it would result in the significant improvement of an existing facility or the replacement of an existing facility equally convenient to the local community it serves and with equivalent or improved facilities, or it has been determined that the community facility is no longer needed. Again, no clear justification is given as to why a more restrictive policy is required for Warborough and Shillingford than that set out by the District Council.	Comment Noted.	Information submitted as part of a previous appeal rebuttal has been added as supporting evidence.

50	C1 - Community Infrastructure	The policy also only supports development proposals which result in the loss or significant harm to a community facility where it can be demonstrated that it is no longer viable. This is more restrictive than Policy CF1: Safeguarding Community Facilities of the South Oxfordshire Local Plan which also supports the above where it would result in the significant improvement of an existing facility or the replacement of an existing facility equally convenient to the local community it serves and with equivalent or improved facilities, or it has been determined that the community facility is no longer needed. Again, no clear justification is given as to why a more restrictive policy is required for Warborough and Shillingford than that set out by the District Council. On the basis of the above, we recommend that this section of the policy is modified so that it is less restrictive in the one instance and less overly prescriptive in the other so that it sets out that development proposals must provide appropriate evidence but without specifying what that evidence should look like: "Development proposals that will result in either the loss of or significant harm to a Community Facility as defined in Table 2: Community Facilities will not be supported unless; A) it would lead to the significant improvement of an existing facility or the replacement of an existing facility equally convenient and with equivalent or improved facilities; B) it has been determined that the community facility is no longer needed; or C) it can be demonstrated that the asset or facility is no longer viable. Appropriate, detailed and robust evidence will be required to satisfy the above criteria.	Comment Noted.	No change.

51	C1 - Community Infrastructure	The final paragraph of this policy currently lacks the clarity required by the NPPF. We recommend a series of modifications to ensure the policy is clear and unambiguous, and to recognise that it will be the development management officers at South Oxfordshire District Council who will determine the outcome of a planning application and not the Parish Council. We also recommend that this section of the policy is reworded to set out that it should be applied on a proportionate basis to enable it to be applied effectively during the development management process: As appropriate to their scale, nature and location, development proposals are expected to: i. Demonstrate that the existing infrastructure is sufficient or can be provided as part of the development; ii. Make provision for connection to high-speed broadband and/or other communication networks, with boxes for technology, services and utilities being carefully sited and masked wherever possible. New cables should be buried if possible; iii. Allow for the use of pushchairs, mobility scooters, etc; iv. Allow social integration in the villages where developments are to be open to the public; v. Show in the Design and Access Statement, if required, or other supporting information, how their design allows for adaptable dwellings vi. Provide storage facilities for rubbish receptacles and cycles."	Comment Noted.	No change.
52	C2 - Improvements to Community Assets	The wording of this policy is a repeat of the wording which was included in the Submission version of the Warborough and Shillingford Neighbourhood Plan. The Examiner for the Plan recommended the policy be modified stating the following: "I understand the approach adopted. However, the planning process primarily addresses development proposals in physical terms. I recommend a modification to bring this clarity to the policy. In doing so I acknowledge that there will often be a direct relationship	Comment Noted.	No change.

		between extension/modification works to a community facility and its viability. I also recommend the deletion of any reference to increased use of the community facility as a result of any physical works undertaken. Plainly the planning process controls the design and mass of buildings. It has no direct control over future levels of use". It is not clear why the policy wording has been reverted to its original wording and recommend that this policy is modified in line with the text recommended by the Examiner for the Warborough and Shillingford Neighbourhood Plan: Proposals for the extension, adaptation or redevelopment of the community facilities identified in Table 2 (Community Facilities) will be supported, provided the resulting improved facilities are appropriate in design terms and will not have an unacceptable impact on the amenities of adjoining residential properties".		
53	C3 - Local Green Spaces	We recommend a modification to the text of this policy so that it takes the matter-of-fact approach in the NPPF and so that it recognises that Neighbourhood Plans do not have the power to determine the outcome of planning applications: permitted. New development proposals will not be supported on land designated as Local Green Space except in very special circumstances".	Comment Noted.	No change.
54		We also have the following comments on a number of specific proposed new LGS: We consider that the current numbering scheme for the proposed Local Green Spaces is confusing and ambiguous. For example, proposed Local Green Space 4 in Warborough is separated into five distinct sections. We recommend that this is remedied so that each unique area has its own reference number. You may still wish to group similar LGS together, for example LGS 4 could be broken down into LGS 4a, LGS 4b, LGS 4c, etc.	Comment Noted.	LGS4 and LGS5 have been modified to exclude access points.

		Areas contained with both LGS 4 and LGS 6 in Warborough appear to cover access into properties. We recommend that these are modified to exclude these access points to ensure that they can be maintained and to ensure the proposed LGS are capable of enduring beyond the end of the plan period as required by the NPPF. LGS 5 in Warborough appears to cover the church building of St Lawrence's Church. By their nature, Local Green Spaces should only be applied to green areas and not built structures. We therefore recommend that this LGS is modified to exclude the church structure. The northern boundary of proposed LGS 11 in Warborough does not appear to be based on any clearly defined boundaries and instead appears to cut across an area of farmland. Clarity is required on what makes the area identified demonstrably more special than the remainder of the field.		
55		Some of the proposed new LGS, such as LGS 2 and LGS 3 in Shillingford, fall within land already covered by the Green Belt. National Guidance states that "If land is already protected by Green Belt policy… consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space." it is not clear how these spaces would benefit from designation as Local Green Spaces on top of the protection already afforded to them by Green Belt policies. We recommend greater detail is provided as to why these sites require additional protection.	Comment Noted.	No change.

56		We also note that LGS04 in Shillingford overlaps with identified Green Gap 1. The Examiner for the Sutton Courtenay Neighbourhood Plan in Vale of White Horse commented the following on a similar issue: "I am not satisfied that the two policies can operate effectively alongside each other on the same parcel of land. I have reached this conclusion for two reasons. The first is that the two policies perform different functions. The GG policy's focus is on the separation of settlements. The local green space policy's focus is on safeguarding green spaces in accordance with the principles in Section 8 of the NPPF. The second is that if parcels of land were designated both as a GG and as a local green space VWHDC would need to assess affected planning applications against two policies with different purposes. This will not bring the clarity required by the NPPF". We encourage you to consider if it is appropriate to look to designate the same parcel of land as both a Local Green Space and a Green Gap, and if one of the designations is more appropriate than the other for this location.	Comment Noted.	No change.

57	E1 - Enhancement of Employment Facilities	The wording of this policy is a near repeat of the wording which was included in the Submission version of the Warborough and Shillingford Neighbourhood Plan. The Examiner for the Plan recommended the policy be modified stating the following: "The first part of the policy has regard to national policy and is in general conformity with the strategic policies in the development plan. I recommend two modifications. The first corrects the name of the organisation referenced in its third criterion. The second ensures that any such development has to comply with all of the three criteria. The second part of the policy seeks to apply the same criteria to proposals outside the built-up area. However, the policy tests are different in countryside locations. On this basis I recommend a modification so that this aspect of the policy takes on a more generalised format.". It is not clear why the policy wording has been reverted to its original wording and recommend that this policy is modified in line with the text recommended by the Examiner for the Warborough and Shillingford Neighbourhood Plan: "The development of new employment facilities within the built-up area of the village will be supported subject to the following criteria: i. the proposal respects the character and appearance of the immediate locality in terms of its height, scale, design and massing; ii. the proposal does not cause an unacceptable impact on the amenities of nearby residential properties; and iii. the proposal provides adequate parking, servicing and access arrangements in accordance with the most recently published standards of Oxfordshire County Council.	Agreed.	Amended text, as suggested.

58	Figure 52 and 53	We recommend against using the words "Biodiversity Local Green Space" on these figures as Local Green Spaces refer to a specific designation. We recommend the use of "Local Biodiversity Area" instead to ensure the plan brings the clarity required by the NPPF. It is also unclear what the numbers 1-5 are referring to on Figure 53. This information should be added to the key for the map to ensure it has the clarity required by the NPPF. These figures and figures in other documents such as the Strategy for People and Nature in Warborough and Shillingford should be reviewed carefully to make sure that the identified areas are consistent across all figures/maps (e.g. the boundary of the Clay's Orchard Local Wildlife Site are shown on only some maps in the documents). Some additional Priority habitats (most notably ponds) could be incorporated in the requirements to protect existing and create new priority habitats.	Comment Noted.	No change.
59	ENV1 - Protecting and enhancing nature, and biodiversity net gain	In the first and second paragraphs on page 76 it breaks down the policy into part A and part B. It is not clear which sections of the policy ENV1 these refer to as the policy is not subdivided in this way. We recommend that either the supporting text or policy is modified to ensure consistency. This policy would read better if named: "Protecting and enhancing nature, and achieving biodiversity net gain".	Comment Noted.	No change.
60	ENV1 - Protecting and enhancing nature, and biodiversity net gain	We recommend the word "native" is removed from criterion vi, as well as criterion a and criterion c of the Wildlife Buffers and Enhancements sections. With the impacts of climate change, species selection will need to become more diverse and robust to ensure the establishment of a future tree stock that is both climate and more disease resilient. To do this we need to move away from the ethos of retaining and planting just native trees. However, on some ecologically sensitive sites the planting of native trees and flora may still be preferable due to their associated wildlife habitats .	Comment Noted.	Text inserted to explain that non-native plants may be appropriate but would need justifying.

61	ENV1 - Protecting and enhancing nature, and biodiversity net gain	We recommend the following modification to enhance the clarity of this section and to ensure the wording follows the NPPF mitigation hierarchy more closely: ii) avoid, mitigate or where necessary, compensate impacts on important local habitats and wildlife sites, especially Parish Biodiversity Sites and Local Wildlife Sites as identified in Figure 53.	Agreed.	Amended text.
62	ENV1 - Protecting and enhancing nature, and biodiversity net gain	We recommend the following modification to criterion vi to combine it with criterion vii and viii, and to move the final element of criterion vi into criterion i. We also recommend that specific reference is made to the mitigation hierarchy as set out in the Local Plan and NPPF. This will ensure the plan brings the clarity required by the NPPF and avoids elements of repetition: “vi) Avoid the unnecessary loss of mature trees, hedgerows, orchards or scrubland. Where the loss of any of these assets is unavoidable, development proposals should be assessed against the Mitigation Hierarchy as set out in the Local Plan and NPPF". Delete criterion vii and viii.	Agreed.	Amended text.
63	ENV1 - Protecting and enhancing nature, and biodiversity net gain	We recommend that the current criterion viii is modified to instead focus on the need for developments to demonstrate how retained and created habitats will be designed and managed (e.g. with landscaping management plans): demonstrate how retained and created habitats will be designed and managed, such as through the use of landscape management plans;"	Agreed.	Amended text.

64	ENV1 - Protecting and enhancing nature, and biodiversity net gain	We also recommend a number of small modifications to this policy to ensure that it brings the clarity required by the NPPF. "i) ensure that existing wildlife habitats are safeguarded, retained and enhanced, particularly those identified as priority habitats as well as other forms of wildlife corridor or specific biodiversity areas." "iii) provide corridors of land including public footpaths and bridleways of significant local recreational and amenity value, especially in the areas identified in Figure 53;" "iv) incorporate appropriately designed sustainable drainage systems based on the local geology and soils." "x) robustly demonstrate that result in run off of surface water does not run into the existing stream and ditch network of the village but flows through a sustainable drainage system with appropriate regard to maintaining and enhancing biodiversity."	Agreed.	Amended text.
65	ENV2 - Mitigating Flood Risk	We recommend that this policy is reworded to set out that it should be applied on a proportionate basis to enable it to be applied effectively during the development management process, therefore ensuring the policy has the clarity required by the NPPF. This modification will ensure that the policy recognises that not all developments will need to adhere to the specifications of this policy due to their scale, nature, or location: "As appropriate to their scale, nature and location, development proposals shoulDd demonstrate that they will:"	Comment Noted.	Policy reworded to include reference for new housing.
66	ENV2 - Mitigating Flood Risk	It is not appropriate to require developers to consult with Thames Water in criteron d of this policy as this may not always be required. Planning practice guidance encourages early engagement between local planning authorities and water/sewerage companies where water quality is likely to be a significant planning concern. Ultimately, the decision to grant or refuse a planning application rests with the District Council, who will take into account all relevant planning considerations and not just the advice from one	Comment Noted.	Policy criterion reworded to include the condition if new sewage processing is enabled by the development.

		consultee. In order to ensure the policy is not overly onerous, we recommend is criteron is deleted.		
67	ENV3 - Climate resilience, renewable energy sources and energy reduction	We recommend a number of modifications to this policy to ensure that it brings the clarity required by the NPPF and to align with the expectations set out in national policy regarding the use and application of design codes.	Agreed.	Amended text.
68	Page 82 - ENV2 - Mitigating Flood Risk	Change Figure 46 to 57.	Agreed.	Amended text, as suggested.
69	ENV2 - Mitigating Flood Risk	Not exacerbate surface water flooding as highlighted on figure 57 and groundwater drainage as highlighted by the High Groundwater Levels modelled within the Strategic FRA Level-1-SFRA.pdf and flooding problems as highlighted in Figure 58 and detailed within Appendix 9.6 Flooding Report.	Agreed.	

70		Policy consistent with national policy which states that 'significant weight should be given to development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes' (paragraph 139 of the National Planning Policy Framework. We also recommend a modification to the wording relating to the identified views to align it more closely with Policy VC3 and to ensure that it is not overly onerous: "Proposals for new housing or adaptions to existing properties which include measures to reduce energy consumption, and the adoption of renewable energy sources highlighted in the Design Code will be supported". "Solar Arrays will be supported on agricultural land of Grade 4 or below (in accordance with DEFRA's ALC) as long as they maintain and where practicable enhance the Designated Views (Policy VC3) or Biodiversity habitats (Policy ENV1), do not increase the risk of flooding and have regard to the Design Code." "The use of low carbon or renewable energy and heat plans, provided that they do not conflict with the NPFF requirement to protect and enhance valued landscapes such as Conservation Areas or sites of Biodiversity and they have regard to the Design Code;" "The building of "low carbon homes" through the use of sustainable building materials, the sustainable use of resources and high energy efficiency levels as long as they have regard to the Design Code."	Comment Noted.	No change.

71		We also note that the policy refers to Historic England Guidance. As these documents are intended as guidance and have not been examined, the policy cannot require development to be compliant with them. We therefore recommend the following modification: "Proposals for adapting historic buildings for energy and carbon efficiency will be supported where it can be demonstrated that they have regard to Historic England Guidelines."	Agreed.	Amended text, as suggested.
72	Key Views Assessment - Inventory of Views	This table lists that some views are of "High" sensitivity whilst others are of "Medium" sensitivity; however, the relevant policy makes no distinction between these two. We that Policy VC3 is modified to address how views of different sensitivity should be managed. It may also be helpful to recognise that not all change will be adverse, there can be changes which are beneficial.	Agreed.	Clarification between high and medium sensitivity inserted into Character Appraisal.
73		We recommend the Plan looks to address Self-Build Homes alongside affordable homes in the relevant policies.	Comment Noted.	Revised text to include support for self-build homes that fulfil infill requirements.
74	Design Code	The new NPPF was released on 12/12/2024. References throughout the Plan should be updated to refer to this where relevant, including to specific quotes and page or paragraph numbers which may have changed.	Agreed.	References to the NPPF have been updated following the new version being released in December 2024 and updated in February 2025.
75	Design Code	Several of the maps within this document are of low quality. This makes these maps difficult to read and understand. We recommend that the maps are improved for clarity and readability. The District Council would be happy to assist with this if required.	Agreed.	Map quality has been enhanced and enlarged.

76	Design Code	There appears to be a degree of duplication between this document, the Warborough and Shillingford Landscape Character Assessment, and the Warborough and Shillingford Strategy for People and Nature, such as matters relating to trees and hedges, views, housing density, NDHAs, local building forms, windows and others. We recommend that these areas of duplication are avoided by ensuring the relevant information is included in only one of the documents. This will ensure that the documents have the clarity required by the NPPF.	Agreed.	Amended text to limit duplication.
77	Page 1 - Design Code	The first paragraphs states 'this character appraisal should be read alongside the design code' – the document names should be switched as this document is the design code.	Agreed.	Amended text, as suggested.
78	Page 12 - Design Code	Picture caption needs to be amended as it currently reads: 'such as xxx'	Agreed.	Amended text, as suggested.
79	Page 27 - Design Code: Code WS.No1 - Biodiversity	The Neighbourhood Plan sets out a requirement for 20% BNG at Policy ENV1; however, this code only asks for 10%. This discrepancy should be addressed.	Agreed.	
80	Landscape Character Assessment	The new NPPF was released on 12/12/2024. References throughout the Plan should be updated to refer to this where relevant, including to specific quotes and page or paragraph numbers which may have changed.	Agreed.	References to the NPPF have been updated following the new version being released in December 2024 and updated in February 2025.

81	Landscape Character Assessment	As mentioned above, a more up-to-date Landscape Character Assessment has been produced for both South Oxfordshire and Vale of White Horse by LUC as part of the new Joint Local Plan Evidence base, which we are now using as our most up to date landscape character assessment. We recommend including references to this new document within the assessment and incorporating some of its findings where relevant. Additionally, there are other parts of assessments produced for the JLP, such as that on tranquillity, which may be of relevancy for the Warborough and Shillingford NDP Review.	Agreed.	References to the latest up to date Landscape Character Assessment have been inserted.
82	Section 1.3 - Landscape Character Assessment	Several of the maps within this document are of low quality. This makes these maps difficult to read andunderstand. We recommend that the maps are improved for clarity and readability. The District Council would be happy to assist with this if required.	Agreed.	Map quality has been enhanced and enlarged.
83	Section 2.3 - Landscape Character Assessment	This section is quite challenging to follow, it would be worth rephrasing to make it clear how the character appraisal has been produced.	Agreed.	Amended text, as suggested.
84	Landscape Character Assessment	Only references existing development plan, no reference to the emerging JLP.	Agreed.	Amended text, as suggested.
85	Page 7 - Landscape Character Assessment	The last paragraph in this section contains no full stops, making it unclear and difficult to read. We recommend rephrasing to improve the clarity of the text.	Agreed.	Amended text, as suggested.

86	Page 22 - Landscape Character Assessment - Heritage Assets Map (Warborough)	The key for this Map shows areas of historic interest, but the corresponding map does not have those shown, these should be added. The table on the left contains a list of the proposed non-designated heritage assets in Warborough; however, it is not clear where on the map each of these are located. The map and table should be updated with unique numbers for each proposed non-designated heritage asset so that it is clear and unambiguous.	Agreed.	Amended, as suggested.
87	Page 23 - Landscape Character Assessment - Heritage Assets Map (Shillingford)	As with above, the table on the right contains a list of the proposed non-designated heritage assets in Warborough; however, it is not clear where on the map each of these are located. The map and table should be updated with unique numbers for each proposed non-designated heritage asset so that it is clear and unambiguous.	Agreed.	Amended, as suggested.
88	Landscape Character Assessment - Key Elements Maps	The key for these maps lists that they identify important hedgerows, hedgerows with trees, boundary tree belt and tree cover. It appears thatmost if not all of the hedgerows and trees within the identified area are included. There does not appear to be a clear justification as to why all of these are important within the document. We recommend specific important hedgerows and trees are identified and justified, rather than placing a blanket restriction over all of them, as this will ensure the document is not overly onerous and can be applied more effectively.	Comment Noted.	Justification as to the importance of hedgerows, hedgerows with trees, boundary tree belt and tree cover inserted.

89	Landscape Character Assessment - Issues and Opportunities	As mentioned above at Ref 15, elements of these sections are quite far reaching and some parts are overly restrictive, such as requiring development to not obscure identified views. Additionally, not all of the requirements are related to land use and are therefore outside the scope of neighbourhood planning, such as matters relating to traffic and suburban clutter. As this is an assessment, it is important that it is framed correctly by describing, analysing and making recommendations, not setting requirements. We recommend reviewing these sections to ensure that their contents are appropriate for inclusion within a Neighbourhood Plan and to remove any elements which are not.	Agreed.	Amended, as suggested.
90		The new NPPF was released on 12/12/2024. References throughout the Plan should be updated to refer to this where relevant, including to specific quotes and page or paragraph numbers which may have changed.	Agreed.	References to the NPPF have been updated following the new version being released in December 2024 and updated in February 2025.
91		As mentioned above, a more up-to-date Landscape Character Assessment has been produced for both South Oxfordshire and Vale of White Horse by LUC as part of the new Joint Local Plan Evidence base, which we are now using as our most up to date landscape character assessment. We recommend including references to this new document within the assessment and incorporating some of its findings where relevant. Additionally, there are other parts of assessments produced for the JLP, such as that on tranquillity, which may be of relevancy for the Warborough and Shillingford NDP Review.	Agreed.	References to the latest up to date Landscape Character Assessment have been inserted.
92		Several of the maps within this document are of low quality. This makes these maps difficult to read and understand. We recommend	Agreed.	Map quality has been enhanced and enlarged.

		that the maps are improved for clarity and readability. The District Council would be happy to assist with this if required.		
93		The name for the designation "Area of Outstanding Natural Beauty (AONB)" has recently been changed to "National Landscape". All references to AONBs throughout the document should be updated accordingly.	Agreed.	All references to AONB have been changed to National Landscape.
94		We recommend the word "native" is removed in relation to trees and hedgerows. With the impacts of climate change, species selection will need to become more diverse and robust to ensure the establishment of a future tree stock that is both climate and more disease resilient. To do this this we need to move away from the ethos of retaining and planting just native trees. However, on some ecologically sensitive sites the planting of native trees and flora may still be preferable due to their associated wildlife habitats.	Comment Noted.	No change.
95	Page 25 - Figure 24	This figure contains two labels stating "Inside the Green Belt" and "Outside the Green Belt"; however, it is unclear what specifically these are referring to. If the intention is that the Green Areas are within the Green Belt and the Blue/Purple Areas are outside the Green Belt, this could be better explained through the use of a colour coded key to ensure the document has the clarity required by the NPPF.	Comment Noted.	No change.
96	Page 29	The text on this page states "These corridors often coincide with Green Gaps and views, which are explored in the WSRNP Design Guide and Character Assessment" There does not appear to be a document called the "Design Guide and Character Assessment", as such, we recommend this is modified to read either "Design Code" or "Character Appraisal", depending on which document is the correct one to reference here.	Agreed.	Amended text, as suggested.

97	Page 30 - Figure 26	The key for this figure states that it shows areas within the built environment identified as LGS; however, these do not match the identified LGS within the Plan. We recommend that this figure is either updated to show the LGS as proposed in the Neighbourhood Plan itself, or that these areas in the Figure are renamed as 'Local Green Spaces' refer to a specific statutory designation.	Agreed.	Amended, as suggested.
98		For each of the Opportunities and Recommendations sections, we recommend the following modifications: These sections should recognise that it may not always be practical or achievable to maintain all trees/hedgerows/grassland. Instead, these sections should set out a sequential approach to mitigation as addressed in our comments on Policy ENV1 of the Neighbourhood Plan; for example: "Development proposals should avoid the unnecessary loss of existing woodland. Where this is not possible, proposals should adequately mitigate, or, as a last resort, compensate for the loss of any existing woodland. Enhancements to existing woodlands should be informed by the areas identified in the Treescapes biodiversity benefits findings."	Comment Noted.	No change.
99	Page 6 - 2.2 Sustainable Development - c. Designate Biodiversity Areas, Local Green Spaces and Local Gaps	Amend: The WSNP allocated 4 areas as LGSs. The People and Nature Strategy for Warborough & Shillingford (PNSWS), identified additional sites to set aside as LGSs, as well as a list of sites are identified as Local Biodiversity Areas, Green Corridors, and a Green Gap	Agreed.	Amended text, as suggested.
100	Page 8 - 3. Background	Amend: "The original plan was 'made' in October 2018 following a referendum with over 90% support from parishioners and forms part of SODC's development plan."	Agreed.	Amended text, as suggested.

101	Page 27 - VC1 - Character, Design and Heritage	Amend: "The proposed NDHAs are shown in figures 15 and 16 below and listed in Appendix 9.5 Table 1, as well as the Character Appraisal."	Agreed.	Amended text, as suggested.
102	Page 33 - Green Gaps	Amend: "The WSRNP prioritises these important spaces because a Green Gap designation:"	Agreed.	Amended text, as suggested.
103	Page 60 - H5: Safeguarding Affordable Housing	Amend: "The Parish has a small number of existing affordable housing units, supported by 2021 census data showing proportions of dwelling stock by council tax band, figure 44"	Agreed.	Amended text, as suggested.
104	Page 64	Bullet point 2, 3, and 9 appear to be cut off.	Agreed.	Amended text, as suggested.
105	Page 71 - Environment	Amend: "To ensure relevant agencies work together to provide adequate surface water drainage and reliable sewerage works."	Agreed.	Amended text, as suggested.
106	Page 76 - Environment	"Green Infrastructure such as open green space, wild green space, allotments, and green walls and roofs can also be used to create connected habitats suitable for species adaptation to climate change as well as providing multiple recreation, health and wellbeing benefits for people."	Agreed.	Amended text, as suggested.
107		All NPPF references should be updated to reflect the December 2024 version of the NPPF.	Agreed.	References to the NPPF have been updated following the new version being released in December 2024 and updated in February 2025.
108	ENV01	It is recommended that Oxfordshire's Tree Policy is referenced in the supporting text of this policy to support points vi), a) and d) of the policy itself.	Agreed.	Amended text, as suggested.

109	ENV01	The policy also seeks to secure a 20% net gain in biodiversity (whereas the national requirement is only 10%). The policy states 'Where practicable, development proposals should seek to deliver a minimum biodiversity net gain of 20%'. The phrase 'where practicable' is very ambiguous and could be more clearly defined.	Agreed.	Amended text, as suggested.
110	ENV01	The policy should clearly set out whether this 20% net gain in biodiversity applies to Householder level development (which is currently exempt from the national 10% net gain in biodiversity). If it does, then careful consideration should be given as to how householders demonstrate net gain as a full BNG metric could be prohibitively expensive for householders.	Agreed.	Amended text, as suggested.
111	ENV01	Finally, the policy should clearly outline what evidence is required to demonstrate a 20% net gain in biodiversity as well as to demonstrate where a 20% gain in BNG is not 'practicable'.	Agreed.	Amended text, as suggested.
112	ENV02	Point e) of the policy should be specific about which building regulations Approved Document it refers to. In this case it is the optional requirement outlined in Regulation 36 of Approved Document G.	Agreed.	Amended text, as suggested.
113	ENV03	Point 2) of the policy states: 'Solar Arrays will be supported on agricultural land of Grade 4 or below (in accordance with DEFRA's ALC) as long as they do not impact negatively on any Designated Views or Bio-diversity habitats, do not increase the risk of flooding and do not conflict with the Design Code.' Much of the Neighbourhood Plan area is within the Green Belt. The NPPF does not consider Solar Arrays 'not inappropriate' development for the Green Belt. As such the wording of the policy should be amended to make it clear that Solar Arrays will not be supported in the Green Belt.	Agreed.	Amended text, as suggested.
114		Point 3) of the policy states: 'All new dwellings must include electric vehicle charging points.' There should be more clarity on whether this means 1 EV charging point per dwelling or per parking space.	Agreed.	Amended text, as suggested.

115		Oxfordshire County Council's Local Transport and Connectivity Plan (LTCP). This is the statutory Local Transport Plan for the county. We would recommend that the Warborough and Shillingford Neighbourhood Plan refers to this and policies align to it.	Agreed.	Amended, as suggested.
116	Page 25 - Point 15	Notes the importance to "slow traffic down and reduce street clutter" which we support. There is an opportunity to link this to the council's adopted Vision Zero Strategy and Action Plan and further consideration for this point should be given to the importance of promoting active travel.	Agreed.	Amended, as suggested.
117	Page 35	Notes the importance to "slow traffic down and reduce street clutter" which we support. There is an opportunity to link this to the council's adopted Vision Zero Strategy and Action Plan and further consideration for this point should be given to the importance of promoting active travel.	Agreed.	Amended, as suggested.
118	H2 - Infill Development	Appears to promote delivering car parking facilities for development. We recommend this policy is re-worded to clearly indicate all development must align with Oxfordshire's Car Parking Standards, as the county's LTCP actively discourages car parking in favour of active and sustainable travel modes.	Comment Noted.	No change.
119	H3 - Active Travel	We support the promotion to create active travel routes within the parish. We would suggest reference is given to county-wide policies to align with LTN 1/20, with specific reference noted to Oxfordshire's Cycling Design Standards.	Agreed.	Amended, as suggested.
120	H3 - Active Travel	New developments will require a travel plan if it is over the thresholds as set out in the OCC guidance document - Transport for new developments; Transport Assessments and Travel Plans.	Agreed.	Amended, as suggested.
121	H3 - Active Travel	There is also an opportunity, for Policy H3, to consider and promote sustainable last mile delivery options for any new development. This includes considering loading and access requirements of new development and options such as e-cargo bikes or e-mobility	Agreed.	Amended, as suggested.

		scooters. The policy should also link specifically to transport user hierarchy.		
122	H4 - Parking Provision	Currently appears to be written to favour the creation of car parking provision. It should be noted that this contrary to Oxfordshire's LTCP and we recommend removing phrases such as "providesand arranges parking at all stages of such development" (see, p58) instead, placing greater emphasis on new development creating links and connections for active and sustainable travel, as the council's position is to encourage a reduction in car parking.	Comment Noted.	No change.
123	H4 - Parking Provision	There is opportunity to strengthen this policy to include a reference to Oxfordshire's LTCP to deliver developments that prioritise walking, cycling and shared transport in the first instance. This would algin to Policy 12 of the LTCP.	Comment Noted.	No change.
124	C3 - Local Green Spaces (Figure 47)	Appears to allocate the greening of the highway. Any greening of the highway must be delivered in consultation with Oxfordshire County Council	Agreed.	Amended, as suggested.
125	Pages 22 to 26 - CA1	'The level of through traffic has steadily increased over time which detracts from the visual appeal, in addition to noise and air pollution. Where traffic calming measures are considered, these should be rural in nature and not add urban clutter to the street scene through excessive signage, road markings, or built features.' The Highway Authority appreciate the desire to retain the rural nature of area and therefore it would be useful if you could indicate what sort of measures you are envisaging. Calming measures often require signage and road markings therefore clarification is required on what calming measures would be excepted by the neighbourhood.	Agreed.	Amended text, as suggested.

126	CA1, CA2, CA3, CA4, CA5 and CA6	' ... Any new parking proposals should be well screened and not result in the loss of native trees and plants or expansive areas or hard surfacing.' The Highway Authority is unlikely to support a dedicated parking proposal, especially within the built-up areas of Shillingford and Warborough. Additional vehicle parking would encourage travel into Shillingford via private vehicle, in turn, exacerbating traffic and congestion through the village - an issue which the plan states out in CA1 point 7 (above).	Agreed.	Amended text, as suggested.
127	CA1, CA5	'The wide characteristic verges are also at threat from being surfaced and used for parking. Such verges should be protected from future development and urbanisation. Although specific verges have not been identified, verges can sometimes be land classified as public highway. Where land has highway status, this takes legal precedence over the rights of the sub soil owner and no works can take place without the County Council's approval.	Comment Noted.	No change.
128	CA5	'The busy Henley Road detracts from the historic qualities of the area. There is much suburban clutter which has crept in. Opportunities to slow traffic and reduce clutter would be supported.' Please can you expand/clarify on what the 'clutter' is. The Highway Authority appreciate the desire to retain the historic nature of area and therefore it would be useful if you could indicate what sort of measures you are envisaging. Calming measures often require signage and road markings therefore clarification is required on what calming measures would be excepted by the neighbourhood.	Agreed.	Amended text, as suggested.

129	CA6	The busy Wallingford Road detracts from the qualities of the area … There is also much suburban clutter which has crept in. Opportunities to further slow traffic and reduce visual clutter would be supported. Please can you expand/clarify on what the 'clutter' is. The Highway Authority appreciate the desire to retain the historic nature of area and therefore it would be useful if you could indicate what sort of measures you are envisaging. Calming measures often require signage and road markings therefore clarification is required on what calming measures would be excepted by the neighbourhood	Agreed.	Amended text, as suggested.
130	Page 31 - VC1 - Village Character	The policy states, 'Any proposal which could bring about an increased demand for parking or loss of car parking, particularly where it would have an adverse impact on the street scene or cause a loss to green spaces and gardens in identified problem areas identified in policy H4 Parking Provision, would not be supported'. This shall be amended to: 'Proposals should provide cycle and vehicle parking in accordance with Oxfordshire County Council standards. Proposals shall be supported by adequate footway and cycleway links to access local amenities, and where possible, access to public transport routes. It would be difficult to assess a proposal on its likelihood for bringing an increased demand in parking / loss in parking around the wider neighbourhood area. Due to the impracticalities in assessing this, the text should be removed from the policy. However, officers can assess if a proposal is supported by adequate footway/cycleway links and access to public transport. These links provide people the opportunity to choose active/sustainable modes of travel rather than travel by private vehicle. Amending the policy to the recommended wording would be in line with Oxfordshire County Council principles and allow officers to carry out an effective assessment.	Agreed.	Amended text, as suggested.

131	Page 54 - H2 - Infill Development	'Infill development within the built-up area of Warborough and Shillingford will be supported where it meets the identified infill definition above and accords with the Design Code in Appendix 9.1 and will: … ii) provide secure vehicle access which does not impact highway safety, and provides vehicles with appropriate parking and turning arrangements; and iii) Provide safe and secure access for cyclists and pedestrians; and' shall be amended to: 'Infill development within the built-up area of Warborough and Shillingford will be supported where it meets the identified infill definition above and accords with the Design Code in Appendix 9.1 and will: … ii) provide vehicle access designed in accordance with the appropriate design safety standards and, as such, does not impact highway safety; and iii) provide vehicle/cycle with parking and turning arrangements in accordance with Oxfordshire County Council design and parking standards; and iv) Provide safe and secure access for cyclists and pedestrians; and	Agreed.	Amended text, as suggested.
132	Page 56 - H3 - Active Travel (Links to Community Facilities and Services)	'These footways should incorporate links with existing footway networks and should be in accordance with the principles of the Warborough and Shillingford Design Code.' Shall be amended to: 'These footways should incorporate links with existing footway networks and should be in accordance with the principles of the Oxfordshire Street Design Guide and Warborough and Shillingford Design Code.	Agreed.	Amended text, as suggested.

133	Page 56 - H3 - Active Travel (Cycle Paths)	New development should provide on-site cycle paths both in general, and to facilitate access to the village amenities, transport links and community facilities, and to surrounding settlements. They should also contribute where relevant to improvements to existing cycling facilities.' Shall be amended to: 'New development should provide on-site and off-site cycle paths both in general, and to facilitate access to the village amenities, transport links and community facilities, and to surrounding settlements. They should also contribute where relevant to improvements to existing cycling facilities. All new and improved cycle paths and facilities are required to be designed in accordance with Oxfordshire Cycling Design Standards and LTN 1/20	Agreed.	Amended text, as suggested.
134	Page 56 - H3 - Active Travel (Cycle Paths)	*Please clarify (and amend accordingly) if it is cycle track or cycle path which is being referred to here: • 'Cycle paths': a route designated for cycling that is off the highway network. • 'Cycle track': a physically separated path for cyclists that is apart of the highway but segregated from motor vehicle traffic.	Agreed.	Amended text, as suggested.
135	Page 56 - H3 - Active Travel (Cycle Paths)	**All pedestrian and cycle routes will be required to be designed in accordance with Local Transport Note (LTN) 1/20. Rural routes must consider this design standard and seek to provide suitable designs that accord with Policies 1, 2, 3b & c and 4b in the LTCP and with the County's public rights of way requirements in accordance with Policy 5 of the LTCP and OCC's adopted Rights of Way Management Plan 2015- 2025.	Agreed.	Amended text, as suggested.
136	Page 56 - H3 - Active Travel (Footpaths)	The policy states, 'Where possible, footpaths should be routed to provide separation between road traffic and people'. Please clarify – are you referring to 'footpaths' or 'footways'? • "footpath" means a highway over which the public have a right of way on foot only, not being a footway; • "footway" means a way comprised in a highway which also	Agreed.	Amended text, as suggested.

		comprises a carriageway, being a way over which the public have a right of way on foot only;		
137	H3 - Active Travel (Traffic Evidence)	This section should be removed from the policy. When assessing proposals for new development, officers cannot take into account a traffic survey which has been provided by the neighbourhood plan. If a traffic survey is necessary for the assessment of the proposal this will be provided by the developer and accompany the planning application.	Comment Noted.	No change.
138	Page 59 - H4 - Parking Provision	d) Ensure that where existing parking provision is lost (including through garage conversions), that sufficient parking remains available on site on areas with insufficient space for additional on-street parking; should be amended to: d) Ensure that where existing parking provision is lost (including through garage conversions), that sufficient parking remains available on site.	Agreed.	Amended text, as suggested.
139	Page 59 - H4 - Parking Provision	Developments must also provide cycle parking in line with Oxfordshire County Councils Parking Standards. Cycle parking should be secure and provided in convenient locations. Developers should refer to Oxfordshire's Cycling Design Standards.	Agreed.	Amended text, as suggested.
140	Page 63 - Community Infrastructure - Table 2	Cycleways should be included. The plan states there is lack of sufficient cycleways within the neighbourhood.	Agreed.	Amended text, as suggested.

141	Page 64 - Community Infrastructure Evidence	Point 3 sentence is incomplete.	Agreed.	Amended text, as suggested.
142	Page 69 - C3 - Local Green spaces	A number of the local green spaces identified appear to be within highway. We recommend checking that all green spaces are not within highway. If you require plans please request them at www.oxfordshire.gov.uk/highwaysearches Where land has highway status, this takes legal precedence over the rights of the sub soil owner and no works can take place without the County Council's approval. The highway status of the land means that the public have the right to pass and repass over it and public utilities have the right to site equipment on or within it. It is unclear how any green space status could affect this, or the County Council's ability to carry out any highway works or improvements in the future and we would not want to fetter this ability in any way.	Agreed.	Amended, as suggested.
143	Pages 106 to 107 - Traffic/Transport 2021	The plan states 'However, there are significant changes to the use of a vehicle for travelling to work. In 2011, 12.1% of residents in employment worked mainly at or from home. In 2021, this had increased to 49.4%. In 2011, we saw that 76.8 of employed adults, who do not work from home, drive to work. In 2021, the figure is similar at 77.5%. The fact that despite a significant increase in the number of people working from home, we see no corresponding drop in car ownership adds weight to the argument that a car is essential for everyday use for residents in the Parish to access local services.' The 2021 survey data was undertaken in March 2021 at which time the government was progressing its 'four-step roadmap' back to 'normal life' following national lockdowns and the roll-out of Covid vaccines. The 'stay at home' rule was still in force until the end of	Agreed.	Amended, as suggested.

		March 2021. As such, only 'key workers' were able to travel for work, while many others were on furlough and working from home. Additionally, many people remained fearful of travelling even when permitted and travel abroad for pleasure was still prohibited. Therefore, the results of the 2021 census should be treated with a degree of caution.		
144	Pedestrian Links Page 110, Paragraph 9.13 - Survey 2024	The plan states 'See WSRNP Pedestrian Links Survey Reg 14 in 'Supporting Documents' on the WPC NP website.' Any scheme within the highway will need to be approved by Oxfordshire County Council and accord with relevant standards set out in Oxfordshire Street Design Guide and the Local Transport Connectivity Plan. Reference to the specific documents should be made in this section.	Agreed.	Amended, as suggested.
145	VC3	Policy VC3 of the pre-submission version of the Warborough and Shillingford Neighbourhood Plan is not in conformity with the adopted Oxfordshire Minerals and Waste Local Plan (OMWCS), in particular Policy M8, as it could hinder or prevent the possible future working of the mineral resource within the MSA. Therefore, we are seeking changes to Policy VC3, as well as requesting appropriate reference to the OMWCS and the MSAs within the Neighbourhood Plan.	Agreed.	Amended, as suggested.

146	VC3	Policy VC3 seeks to maintain and enhance Important Local Views, some of which fall across the adopted MSA areas (see list below). It is requested that the policy wording is amended so that future working and extraction of mineral is not hindered or prevented, and therefore in accordance with Policy M8 of the OMWCS. Local Views which fall on an MSA: W-V03 CV8.0 W-V04 S-V01 W-V05 S-V02 W-V12 S-V03 W-V13 We suggest the following amendment: Policy VC3 – Local Views. Development proposals* should maintain and where practicable enhance the following key views and vistas as shown in Figure 27 and in the table below: * With the exception of mineral workings in the Mineral Safeguarding Area. We would also suggest that the following is added to the supporting text for Policy VC3, to provide clarity on mineral development. Mineral development is considered a temporary development, and any views will be restored in accordance with the agreed restoration plan.	Agreed.	Amended, as suggested.

5.6 COMMUNITY SURVEY FROM APRIL 2016

See - https://www.ws-pc.org.uk/wp-content/uploads/2025/03/WSRNP-Consultation-Statement-Appendix-5.6.pdf

5.7 GLOSSARY OF ACRONYMS AND TECHNICAL TERMS

NP ..... Neighbourhood Plan, also referred to as Neighbourhood Development Plan, the mechanism introduced to enable local communities to influence local planning matters
PC ..... [Warborough and Shillingford] Parish Council
SODC ..... South Oxfordshire District Council
WSNP ..... Warborough and Shillingford Neighbourhood Plan 2018
WSRNP .... Warborough and Shillingford Reviewed Neighbourhood Plan 2025