

**Hook Norton Neighbourhood Plan
2014 – 2013**

Consultation Statement

July 2014

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1. INTRODUCTION

This document has been prepared to accompany the Hook Norton Neighbourhood Plan when it is put forward to Cherwell District Council for approval to progress to the examination and referendum stages. It is a report of the consultation process with people living and working in the parish of Hook Norton to develop the Hook Norton Neighbourhood Plan.

It is divided into two parts:

- Part One - a summary of the consultation process, comments and outcomes to the pre – submission plan stage
- Part Two - a report of the pre – submission plan consultation, detailing the process, responses and the changes made to the plan as a result, in line with paragraph 14 of the Neighbourhood Planning (General) Regulations 2012.

Engaging with the community is essential to the process of local plan making and the Hook Norton Neighbourhood Plan has been prepared with local people in the parish by the Hook Norton Neighbourhood Plan Steering Group, in association with Hook Norton Parish Council.

PART ONE

2. THE CONSULTATION PROCESS

2.1 Background

Hook Norton Parish Council started the process of developing a Neighbourhood Plan with a resolution in September 2012. In October 2012 a public meeting was held by the Parish Council to explain the idea and invite people to volunteer to develop the Plan. From this, a Steering Group was formed mainly of non - Parish Council members as the Council considered it important that the Neighbourhood Plan was a community effort. The Parish Council formally registered with Cherwell District Council to become a Neighbourhood Area on 26 November 2012 and this was approved by Cherwell District Council on 3 June 2013.

At the start of the process the Steering Group established a set of Guiding Principles which aimed to ensure the plan would be:

- Transparent
- Open
- Inclusive
- Independent

The Steering Group has used a number of different communication and engagement methods to ensure they were able to reach and receive views and feedback from a wide variety of people including:

- Articles in every newsletter from December 2012 to date. The local newsletter is produced ten times a year and delivered to every household in the parish.
- Posters placed throughout the parish.
- A dedicated Neighbourhood Plan website, Facebook page and email
- Meetings with key parties
- Open meetings and drop-in's
- Surveys and questionnaires

All of the communication was headed by the logo below:



2.2 Consultation Stages

The consultation broadly fell into five stages and included various methods as follows:

Identifying the issues:

- February 2013 - questionnaire delivered through the newsletter and a attending the village market
- May 2013 - two presentations and workshops advertised by posters and invitations sent to representatives of local services, businesses, clubs and societies; and informal discussions

Residents Survey:

- Commissioned from Oxfordshire Rural Community Council (ORCC) in July 2013 to gather information, give all households in the village the opportunity to express an opinion on local facilities and housing development and to register a housing need, if they had one.

Agreeing goals and objectives:

- August 2013 - consultation on goals and objectives, and potential sites – questionnaire distributed through the newsletter
- Two drop-in style presentations advertised through the newsletter, poster and website

Consultation on policies:

- September 2013 – two workshop presentations with questionnaires advertised through the newsletter, poster and website

Consultation on Pre-Submission Version of the Neighbourhood Plan - 18 November 2013 to 6 January 2014

In line with the requirements of paragraph 14 of the Neighbourhood Planning (General) Regulations 2012

- Copies of the plan and Sustainability Appraisal documents were placed in several venues in the village and on the website
- Letters/emails sent to representatives of local services, businesses, clubs and societies, a leaflet delivered to every household in the parish and three drop-in style presentations.
- Letters/emails sent to consultees as advised by Cherwell District Council
- Posters and banners were out up in the village and at key road junctions in the parish
- Entry in the Banbury Guardian, a weekly newspaper

2.3 Sustainability Appraisal

A Sustainability Appraisal has been undertaken alongside the development of the Neighbourhood Plan, with consultation having been carried out at two stages. An initial consultation on the Sustainability Appraisal Scoping Report with the three statutory environmental bodies (Natural England, English Heritage and the Environment Agency) took place in October 2013. This was followed by a wider consultation on the Sustainability Appraisal Report that was published alongside the Pre-Submission Neighbourhood Plan in November 2014. Full details of the consultation responses and how they were taken into account are provided in the Submission Sustainability Appraisal Report

3. Report on the Stages of Consultation

3.1 Identifying the Issues

In February 2013 a questionnaire was delivered to every household outlining the process for developing a neighbourhood plan and asking people to give their three top points to three questions:

- What did they like about living in Hook Norton?
- What would they like to improve?
- What else should the Neighbourhood Plan include?

There was a limited response to the questionnaire but some very clear themes.

People said they liked the:

- Village amenities (mentioned by nearly every questionnaire)
- Countryside location and rural nature of the village
- People and community spirit
- Leisure facilities and activities available

There was a more wide ranging set of responses to what people would like to see improved but roads and parking came out as clearly the biggest concern, with the future of the Memorial Hall and public transport as other key concerns.

The key theme that came out in the responses to what else the neighbourhood plan should include was a focus on development in terms of the scale, nature and affordability of housing. Again, protection of village amenities, with facilities for young people, facilities and accommodation for older people and the environment were other concerns.



The above is an extract from a PowerPoint presentation which summarised the initial results.

3.2 Presentations and Open Meetings

Two open meetings, advertised by posters and invitations sent to representatives of local services, businesses, clubs and societies were held at the Sports and Social Club on 20 May 2013 and the Memorial Hall on 5 June 2013. The meetings were attended by over 50 people, with several local organisations and businesses represented. A presentation set out the process to date and people were invited to give their views in groups.

The key themes that came out of the meetings were:

- Keep the character of the village
- A focus in the plan on local employment and business
- Support for home working
- Better quality broadband
- The protection and improvement of local footpaths and cycle routes
- The protection of village amenities - "Crown Jewels' and the village centre – the "heart of the village"
- Facilities for young people, possibly an alternative to organised sporting activities
- Better bus services
- To value and maintain the rural country aspect and protection of the environment and local wildlife
- The importance of any building development going hand in hand with infrastructure development
- Concerns about the ability of the local school to accommodate any more children and the resulting impact on families of primary school age children having to attend school outside of the village
- The access difficulties for vehicles in the village centre and the need for better off road parking
- New housing to look like other houses in the area
- The need for affordable housing and sheltered housing
- The provision of a mix of properties and smaller units
- Measures to minimise energy consumption and landfill waste and maximise renewable energy and recycling
- Promoting local solutions to sustainable energy sources and the self-sufficiency of the village
- The future of the Memorial Hall

3.3 Resident's Survey

To obtain more detail about the issues and themes raised by the questionnaire and open meetings, the Hook Norton Neighbourhood Plan Steering Group commissioned Oxfordshire Rural Community Council to carry out a residents' survey during July and August 2013. ORCC is a charity that works with and supports communities across the county and has long-standing expertise in helping communities with consultation strategies.

The survey was distributed to 892 households and 183 (20.5%) were returned.

The survey had three parts. All households were asked to complete Part 1: *Your Household* and Part 2: *Facilities and Housing in Hook Norton - Your Opinions*. Part 3 asked households that needed a new home in Hook Norton to state their requirements.

The following is the summary of findings:

Part 1	
Number of households intending to move within Hook Norton in the next 5 years but which cannot	22
Top 3 reasons preventing residents from moving within Hook Norton	<ul style="list-style-type: none"> • Lack of suitable housing to meet my needs • Unable to afford a new home • Family reasons
Number of Individuals who have left Hook Norton in the last 5 years	46
Top 3 reasons for leaving Hook Norton	<ul style="list-style-type: none"> • Employment • Further Education • Lack of suitable housing
Part 2	
Most valued services and facilities in Hook Norton	<ul style="list-style-type: none"> • Shops • Post Office • Surgery
Top 3 suggestions for new facilities and services	<ul style="list-style-type: none"> • Replacement Village Hall • More shops • More varied facilities for the elderly
Most valued views in Hook Norton	<ul style="list-style-type: none"> • Towards viaduct • Hills/ surrounding countryside • All of them
Top 3 types of accommodation that Hook Norton needs	<ul style="list-style-type: none"> • Semi-detached bungalow • Supported housing • Semi-detached houses/ terraced housing
Top 3 tenure types that Hook Norton needs	<ul style="list-style-type: none"> • Shared-ownership • Affordable rent through Housing Association • Owner occupation
Part 3	
Number of households wishing to return to Hook Norton	42
Number of households which need a new home in Hook Norton	23
Top 3 reasons for requiring a new home	<ul style="list-style-type: none"> • To be near family • Need bigger home/ Want to start first home • Tenure insecure
Top 3 types of home required	<ul style="list-style-type: none"> • Detached house • Semi-detached house • Detached bungalow
Top preferences for housing tenure	<ul style="list-style-type: none"> • Self-ownership • Shared ownership (with Housing Association) • Private rent
Number of households with a supported housing need	2

3.4 Agreeing Goals and Objectives

By the late summer of 2013, five main themes had emerged from the consultation:

- Housing
- Community and amenities
- Environment
- Employment
- Transport

Goals and objectives were identified within the five themes and these were distributed in a questionnaire through the newsletter. Two drop-in style presentations were also held at the Memorial Hall on 8 and 15 August 2013. 25 responses were received to the questionnaire and 21 people attended the meetings.

There was strong support for the goals and objectives with 26 objectives achieving support from over 91% of the people responding, 2 achieving 89% and 2 over 72%.

The responses were as follows:

(Figures in brackets show the percentage of responses in favour)

3.4.1 Housing

Goal To provide existing and future residents with the opportunity to live in a decent home

Objectives arising:

- 1.1 To deliver a mix of housing that caters for the full range of housing needs in the village, as identified in the housing needs survey (76%)
- 1.2 To provide suitable accommodation for older residents and those with other particular requirements, to enable them to continue to live in the village (93%)
- 1.3 To provide suitable 'truly' affordable housing to enable young and lower income residents to remain living in the village (93%)
- 1.4 To provide a limited amount of housing with preferential access to current village residents, or those with a strong local connection (72%)
- 1.5 To ensure that new development is of high quality design, in keeping with the village and parish character and to a high level of sustainability (90%)
- 1.6 To limit the size of individual developments to ensure that growth in the parish is sustainable and does not negatively impact on the infrastructure and amenities for existing residents (93%)

3.4.2 Community and Amenities

Goal 1 To maintain and enhance the character, vitality and community spirit of the village

Objectives arising:

- 1.1 To retain and protect from inappropriate development the village "Crown Jewels" (for example the library, the Sun) (100%)
- 1.2 To maintain and enhance the existing range of amenities, services and facilities (100%)

- 1.3 To encourage the purchase of locally produced goods and service (97%).
- 1.4 To provide a safe and healthy environment for all the people of our community (97%)

Goal 2 To maintain and develop an infrastructure to support our community activities

Objectives arising:

- 2.1 To maintain and enhance the facilities for children and young peoples' activities (100%)
- 2.2 To maintain and enhance facilities for a range of sporting and non-sporting leisure activities (100%)

3.4.3 Employment

Goal To maintain and enhance employment opportunities and businesses providing sustainable services and local employment

Objectives arising:

- 1.1 To encourage and support local agriculture and businesses in suitable locations (97%)
- 1.2 To ensure that any new employment opportunities are appropriate to the surroundings and meet high standards of sustainability (in terms of location and design) (100%)
- 1.3 To encourage new business start-ups and opportunities for local people (97%)

3.4.4 Environment

Goal 1 To maintain the rural character and tranquillity of the parish whilst seeking opportunities for landscape, recreational and ecological gain

Objectives arising:

- 1.1 To retain and enhance the special character of the locality and distinctive local identity of the village (97%)
- 1.2 To maintain and enhance key views within and of the village and the wider District, including the Cotswolds Area of Outstanding Natural Beauty (97%)
- 1.3 To maintain and enhance the village's Conservation Area (97%)
- 1.4 To retain and enhance accessible open spaces within and around the village (97%)
- 1.5 To encourage sympathetic management of the countryside around the village to enhance the high quality landscape and improve local biodiversity (97%)

Goal 2 To minimise the environmental impact of new development, and ensure that any development is sympathetic to its setting within the village and the wider neighbourhood

Objectives arising:

- 2.1 To ensure that any development is compatible with the built and natural environment (97%)

- 2.2 To encourage development that makes use of previously developed land and buildings rather than greenfield locations (97%)

Goal 3 To reduce harm to the environment by aiming for a low carbon community

Objectives arising:

- 3.1 To improve the energy efficiency of the village (97%)
- 3.2 To encourage and support home working (97%)
- 3.3 To require all development to meet high standards of sustainability (97%)

3.4.5 Transport

Goal Improve access within the parish, improve travel choices and reduce the need to travel

Objectives arising:

- 1.1 To reduce traffic congestion (90%)
- 1.2 To encourage buses to serve existing and new areas, run at appropriate times and be affordable (97%)
- 1.3 To ensure there is adequate car parking available in any new development (100%)
- 1.4 To promote alternatives to minimise the use of cars e.g. car sharing (93%)
- 1.5 To protect, develop and improve the network of footpaths, bridleways and cycle paths in the parish to improve links within the parish and with other parishes, and enable all people to actively move around (97%)

The points coming out of the comments made in the questionnaires and the presentations included:

- The need for affordable housing for rent and for first time buyers
- No large scale developments
- No development outside of existing village or on green field sites.
- Concentrate development on brown field sites, such as the Stanton site.
- Cricket field and playground should be 'Crown Jewels'
- If more homes are built the Doctor's surgery hours need to be increased
- Narrow rural roads creating difficulty parking in the village and traffic pressure points
- Improvement of the footpath network and links with other settlements
- Involve younger members of the population in decisions about the community

3.5 Consultation on Policies and Sites

Two workshop presentations outlining possible policies and sites with questionnaires were held on Thursday 26 September 2013 at the Memorial Hall and Saturday 28 September 2013 at St Peter's Church. 37 responses were received.



A summary of the responses is as follows:

What is your preference for the size of any future housing development?

- 10-20 properties was the most popular, with less than 10, the second most popular.

*Out of two questions asking where housing development **should** go, the top three responses most frequently identified were:*

- Rope Way
- The old KMS Litho site on Scotland End and adjacent to Old School End
- land near the Doctor's surgery

People said that new development should be kept within existing village boundaries (92% identified areas outside the current village extent) and on brown field sites.

*Where do you think housing development **shouldn't** go?*

- 45% of the total areas where respondents said that development **shouldn't** go were the Bourne Lane, Beer Festival and the land between Redlands Farm and the school sites.

Comments on the draft Neighbourhood Plan Policies

Key themes coming out of the comments on the draft Neighbourhood Plan Policies were:

- Large scale developments are not acceptable
- Strong feeling about local involvement in identifying where new housing should be built
- The need for development to be sustainable
- Affordability of housing
- A focus on infilling within existing sites

3.6 Summary of Other Consultation and Comments

3.6.1 Views from Older People at the Day Care Centre

As part of following up some of the comments coming out of the early consultation, older people attending the day care centre on 12 August 2013 were given an update on the process and asked to give their views. The main things they said were:

What they liked about living in Hook Norton:

- Activities and facilities
- Community spirit – "...it's a happy place"

Things older people would like to see improved:

- The bus service, particularly a Sunday service
- Parking

Other comments included:

- The need for public toilets
- More and a better mix of housing for older people

3.6.2 Other comments

A small number of other comments were received, including by email, throughout the consultation period to the pre – submission report stage, between January and October 2013. These are summarised below:

- The need for affordable housing, which should be provided as part of a housing mix
- Any affordable housing provision for people with a link to the village should include people employed in the village
- Keeping open spaces within the village
- Protecting particular views, for example the viaduct, church and brewery

As a result of the consultation some issues were identified that the Steering Group considered either fell outside the brief of the neighbourhood plan or needed to be taken forward by the Parish Council, such as facilities for young people and the future of the Memorial Hall. These have been raised with the Parish Council.

PART TWO

Pre-Submission Consultation

4. Consultation Process

The consultation on the Hook Norton Pre – Submission Neighbourhood Plan began on 18 November 2013 and ended on 6 January 2014 giving people seven weeks to respond. Some responses were received after that date and were included.

In line with the requirements of paragraph 14 of the Neighbourhood Planning (General) Regulations 2012 consultation was in two main ways with:

- All residents and a total of 96 local services, businesses, clubs and societies in the parish
- Statutory consultees as advised by Cherwell District Council in relation to Schedule 1 of the Regulations.

Please see appendix B for the full list of consultees.

5. Consultation Timetable

Date	What	How	Where/Who
Week beginning 18 November 2013	Article	Village newsletter	Delivered to all households in the parish of Hook Norton
Week beginning 18 November 2013	Letters/emails	Sent to local services, businesses, clubs and societies	Parish of Hook Norton
Week beginning 18 November 2013	Letters/emails	Sent to statutory consultees and other consultation bodies	As advised by Cherwell District Council
Week beginning 18 November 2013	Posters	Displayed	Throughout the village
Week beginning 18 November 2013	Consultation details and a copy of the pre-submission neighbourhood plan and sustainability appraisal, plus summary documents	Website and Facebook	
Week beginning 18 November 2013	Hard copies of consultation details, pre-submission neighbourhood plan and sustainability appraisal, plus summary documents	Hook Norton library, Doctor's surgery, Sports and Social Club and village pubs	
Week beginning	Banners	Displayed	At all main road entrances to Hook Norton
Week beginning 16 December 2013	Leaflet and summary of the draft neighbourhood plan	Delivered	Households in Hook Norton
14 and 18 December	Open meetings	Presentation summarising the plan	Memorial Hall and St Peter's Church

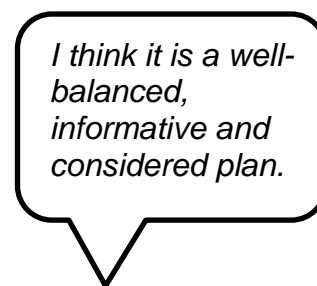
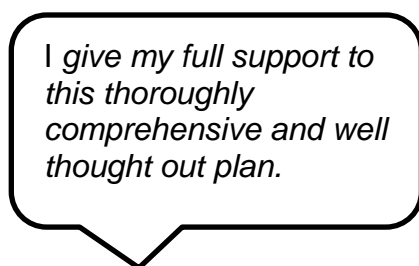
Date	What	How	Where/Who
2013, 4 January 2014		and inviting comments	

6. Overview of consultation responses and changes made to the Plan as a result of the Consultation

There were 20 written responses to the consultation and 51 people attended the open meetings.

A complete list of the pre-submission consultation responses, together with the response of the steering group, identifying changes made to the submission version of the plan is included as Appendix A to this statement. The following is a summary of the responses.

There was substantial overall support for the Hook Norton Neighbourhood Plan and the policy areas and some positive comments and suggestions.



6.1 Hook Norton Character and Countryside

There was widespread support for this section of the plan and policies from statutory consultees/consultation bodies and local people. No changes to this part of the plan were required.

6.2 Community

As a result of the feedback the section on infrastructure in this part of the plan was expanded to include utilities and Policy HN-COM3 was reworded. Some amendments were suggested to the list of locally valued resources, but no changes to the plan were required.

6.3 Housing

Useful comments were made particularly in relation to affordable housing. Support for affordable housing was confirmed, but it was clear the plan would benefit from a review regarding how that housing might be provided. Section 4.5 of the plan and Policy HN-H5 was revised to provide greater clarity.

Amendments were also made to clarify and update the sections about sustainable housing growth, location and types of housing.

6.4 Transport

Policy has been refined in this section as a result of feedback from Oxfordshire County Council Transport Services.

Some respondents commented on transport issues, such as traffic controlling measures and the hours of operation of the local bus service which were judged to be outside the scope of the plan. However these could be addressed through the forum proposed by the Steering Group.

6.5 Other Comments

A number of comments were raised which the Steering Group considered could not be addressed directly by the plan. These included a review of available venues for village

activities, and the ability of the village infrastructure to keep pace with new housing development, particularly relating to the capacity of the local primary school to accommodate the increase in the number of children in the village. The plan addresses these as far as possible and through recommendations to the Parish Council.

There were several comments about the timescale for the Hook Norton Neighbourhood Plan to progress to the stage of being part of the Development Plan and in the meantime how much decision makers would/could take it into account when considering new planning applications. The wish to see the plan implemented as quickly as possible was clearly expressed.

7. Next Steps

The submission version of the Hook Norton Neighbourhood Plan reflects the consultation carried out with the local community and key parties to meet the requirements of the neighbourhood planning regulations.

The Hook Norton Neighbourhood Plan Steering Group will continue to keep the local community informed of the progress of the plan and look forward to it being accepted at the referendum.

Appendix A

Hook Norton Neighbourhood Plan - Summary of responses received to consultation on Pre submission plan - and Plan responses

Note: Names are given only for organisations: responses from individuals are anonymised & referred to by reference number only

Respondent	Consultation comments	Plan response
1 Woodland Trust	Many thanks for send your plan to us to comment, it looks great so far. I just have a couple of comments that you may like to think about: Policy HN-CC 1 and HN-CC2 are a great starting point for setting out what you want development in your village to look like. CC2 recognises the importance of trees to the character of the village. You might like to consider making the policy more specific with regard to trees. For example you could consider a policy specifying that a certain number of street trees could be planted for every new residential unit built. This would not only soften the impact of new residential development but would bring numerous benefits for the local community, contributing to your sustainability aspirations. Please do keep in touch and let me know if there is anything we can help with on your plan	HN-CC1 requires positive contribution & HN-CC2 provides for flexibility - No change required
2 Natural England	Many thanks for the above consultation. Natural England has reviewed the draft plan. In general terms it appears to address the natural environment well, and in particular has good policies related to public rights of way. We have no other comments to make.	No change required
3 Network Rail	Thank you for the opportunity to provide feedback to the proposed policy. Network Rail is the "not for dividend" owner and operator of Britain's railway infrastructure, which includes the tracks, signals, tunnels, bridges, viaducts, level crossings and stations – the largest of which we also manage. All profits made by the company, including from commercial development, are reinvested directly back into the network. As the proposal contains no railway land and does not adjoin any railway land we have no comments.	No change required
4	As a resident of Hook Norton and one who lives like the a sizeable 'minority' next to a traffic lane I know there are a number of residents concerned that the plan itself doesn't appear to cover all the areas of transport that could bring more peace, quality of life, and above all greater safety to the village. National and rural traffic is bound to increase between 2014 and 2031 as it has historically up to date. I give examples of two goals that I consider would be extremely conducive to making Hook Norton a better and safer place to live. (However, perhaps these areas are not covered by this plan for the future? If that is the case perhaps you could advise me of the correct route to take). Vehicle/Traffic Management in Hook Norton. a) Why is traffic legally allowed to drive along certain 'very narrow' lanes in the village, and along cut throughs such as 'The Bourne' at 30mph where there are stationary obstacles and young Children	Sections 1.6 & 5.1 refer (recommendation to Parish Council to establish a forum to consider transport issues). No change required

Respondent	Consultation comments	Plan response
	frequently playing outside their houses? Other villages recognise the dangers and have implemented 20mph zones advising drivers to slow down that not only improves safety but also the quality of life for residents regards traffic noise. b) Why are there HGV vehicles frequently driving through the centre of Hook Norton and along Clay Bank using the lane/s as a cut through when there could be a 7.5t access limit for such traffic, HGV traffic that has no intention of delivering or collecting from Hook Norton.	
5	I think this is an outstanding document and an amazing piece of work by all of you. This is all I can say really. Thanks so much.	No change required
6a	(Confidential aspects of comments removed at the request of the respondent.) The low cost/affordable model needs refining – it is not the job of a landowner to provide low cost land, this has to be properly funded. I have a concern that the proposal to limit development to 20 houses, and only 10 of these in the first half of the plan may limit or almost prevent affordable housing development? Your proposal to introduce some provision to keep affordable housing for local people is commendable. In Affordable housing - Policy background and reasoning - a limit of 25% of market homes in a mix of affordable housing just won't stack up. There has to be an acceptance that if land is acquired for affordable housing, there is a price to pay and that has to be realistic, or it just won't happen. This figure has to be at least 50%, but I am unsure of other restrictions on this?	Section 4 of plan amended and Section 4.5 refers. Figures are as per CDC Local Plan - no change required
6b	I must also just register my concern that should a village amenity become unviable, we need to be mindful of resisting change of use if that is the only realistic way forward.	HN-COM1 allows for this - No change required but policy has been reformatted for greater clarity
6c	HN CC3 - I think the view that ironstone should be the preferred material of construction may preclude/adversely affect affordable homes. There is a large amount of brick in the village, and Old School End in part reflected the brick house opposite, and these homes have a pleasant appearance. Hollybush and Orchard Road have a mix of brick and stone, and this also leads to individuality.	Section 4.5 (amended) refers - No change required
6d	HN-COM3 - I think this would need "toughening up" to make sure developer contributions are correctly spent – there could almost be a separate trustee type group to ensure any monies are spent in the best interest of the village. The PC need to be involved, but may not be the best medium?	Any S106 agreement or similar to cover allocation & monitoring of spend. HN-COM3 wording amended (see also response 16b)
6e	Types of housing - Policy background and reasoning - I was very surprised to see the survey result showing over half the village homes have 4 or more bedrooms? I guess in a lot of cases	Section 4.4 text clarified

Respondent	Consultation comments	Plan response
	bedroom 4 has room for a bed and little else, but it did seem a very high figure?	
7 English Heritage	We welcome the addition of "heritage" to the goal " <i>To maintain the rural character and tranquillity of the parish whilst seeking opportunities for.....heritage.....gain</i> ". We also welcome the recognition of the Conservation Area; that good design and positive contribution to local character is not just a matter for designated areas; and important views to buildings unique to Hook Norton as being particular aspects which are expected to have significant weight when considering any planning application. We particularly welcome Policies HN - CC 1, HN - CC 2 and HN - CC 3 for their references to the locally distinctive character and context of Hook Norton/local distinctiveness, respecting and enhancing heritage assets and the Hook Norton Conservation Area Appraisal. We also welcome Objectives 1.1 and 1.3 under "Environment" in Appendix A. nevertheless, given the historical significance of the Parish and the range of heritage assets therein, we remain a little disappointed that there is not greater specific reference to the conservation and enhancement of the historic environment of the parish and its heritage assets within the Plan, either in the objectives or in the policies, nor any indication of an intention to undertake a characterisation of the village as a whole which could help inform locations and details of proposed new development and identify possible townscape improvements. As regards the Sustainability Appraisal, we are grateful for the changes that have been made in response to our comments on the Scoping Report.	Goals & objectives moved from Appendix A to main body of the plan HN-CC2 amended
8 Cherwell District Council (CDC) Strategic Housing	Policy background and reasoning Paragraph 3 – there should be clarification over the provision of affordable housing through the delivery of a Rural Exception Site and through planning gain i.e. S106 requirements. Policy HN – H5: Provision and retention of affordable housing – a distinction needs to be made between S106 affordable housing provision and affordable housing provision gained through the development of a Rural Exception Site. S106 affordable housing will be secured for the use of those who bid for properties and are nominated through the Council's Housing Register, and not necessarily will have a local connection, although the Council will still endeavour to secure 50% of the nominations to the new homes for those with a local connection. It is reasonable for an obligation for rural exception affordable housing to be secured for those whom have a local connection.	Changes made to Section 4.5 to clarify
9a Oxfordshire County Council (OCC) - general	No objection in principle, subject to the issues raised below. The county council supports the preparation of a neighbourhood plan for Hook Norton and welcomes the opportunity to provide comments on this working paper. Officers have raised a number of issues in response to this consultation; these are set out below	

Respondent	Consultation comments	Plan response
9b OCC - Transport	Public Transport. A strategy exists to improve the local bus service between Banbury and Chipping Norton, in particular to extend the hours of operation so work journeys are possible, to both Banbury and Chipping Norton, including onward travel at either end of the route. Residential developments along this route have been, and will be, expected to contribute towards the cost of this strategy. - This should be referenced in Policy HN-T2, which could be expanded: "Opportunities will be sought to improve the local foot/cycleway network to facilitate safe, active and energy efficient means of transport and provide enhanced linkages, including to bus stops. All development proposals must demonstrate how their proposal has taken this requirement into account. Contributions will be expected towards the provision of an enhanced bus service to Banbury and Chipping Norton, with the provision of earlier and later journeys to facilitate journeys to employment opportunities."	HN-T2 amended
9c OCC - Transport	The Plan should refer to the County Council's advisory lorry route map in relation to concerns over large vehicles travelling through the village and 'routeing agreements.' These maps were developed in early 2012 to help logistics managers and drivers of large goods vehicles to select the most appropriate routes for their journeys within Oxfordshire. The material can be accessed online at: http://www.oxfordshire.gov.uk/cms/content/lorry-routes . It can be seen from the Lorry Route maps that the unclassified rural routes through Hook Norton do not feature on the advisory lorry routes, therefore OCC does not recommend such HGV traffic to use these routes, unless for local access (e.g. delivery). For journeys between Chipping Norton and Banbury HGV traffic is recommended to use the A361. HGV traffic accessing the Ferris Hill Farm Waste Transfer Station Site, north of Hook Norton, should access the site via the recommended access route displayed in the Lorry Routes map, thus avoiding the village entirely.	Section 5 amended
9d OCC - Transport	Policy HN – T1 Access and Parking policy should make reference to Oxfordshire County Council's parking standards, e.g. any new development must provide access to the local road network which is suitable and sympathetic to the surroundings, and must provide sufficient off road parking in line with Oxfordshire County Council's parking standards. Applicants for planning permission must clearly set out the proposed level of parking provision in relation to objectively assessed needs at the time, and show how future needs have been taken into account.	Policy HN-T1 amended
9e OCC - Public Rights of	The County Council supports policy aspirations in HN - COM2 and also the principle of using developer contributions and other resources to fund community infrastructure. The comments in Appendix C which set out suggestions for additional rights of way are also noted. A more detailed analysis of the survey data would be useful as it would give an understanding of	No change required. Steering Group to provide separate response to OCC re survey data& HNPC liaison. (Note:

Respondent	Consultation comments	Plan response
Way	relative values if we know how many people are asking for which routes.	appendices relabelled & list is now Appendix B)
9f OCC - Education	Hook Norton Primary School does not currently have capacity to absorb local housing growth, but a feasibility study has been conducted into expanding the school from 1 form entry to 1.5 form entry. This would provide sufficient capacity for the level of housing development expected in this area, including from the surrounding villages which are in the designated area for Hook Norton Primary School. Developer contributions are sought towards the capital cost of this expansion. Chipping Norton (Secondary) School has sufficient capacity to absorb the expected level of housing growth in its catchment.	Noted – revised Sections 3.4 and 4.1 refer
9g OCC – Ecology	The Neighbourhood Plan needs to consider biodiversity (in line with Cherwell's planning policies and the National Planning Policy Framework) and must ensure that the ecological value of all the potential housing sites have been assessed to understand their relative value. The ecological value of the sites should be taken into account when considering which sites to allocate for development, so that site/s with the lowest environmental value are allocated. Fully understanding the ecological value and any potential constraints should help avoid possible delays at a later stage.	Sections 1.3 & 2 refer - No change required
10 Thames Water	Thames Water are the statutory water and sewerage undertaker for the Hook Norton Neighbourhood Plan area and the whole of the Cherwell District. They consider that there should be a section on 'Infrastructure and Utilities' in the Hook Norton Neighbourhood Plan which should make reference to the following: Developers need to consider the net increase in water and waste water demand to serve their developments and also any impact the development may have off site further down the network if no/low water pressure and internal/external sewage flooding of property is to be avoided. We would therefore recommend that the following text is included in the Neighbourhood Plan: 'Developers engage with Thames Water at the earliest opportunity to establish the following - The developments demand for water supply and network infrastructure both on and off site and can it be met. - The developments demand for sewage treatment and sewerage network infrastructure both on and off site and can it be met. - The surface water drainage requirements and flood risk of the area and downstream and can it be met'. Thames Water should also be consulted regarding proposals involving building over or close to	Section 3.4 amended

Respondent	Consultation comments	Plan response
	<p>a public sewer. If building over or close to a public sewer is agreed by Thames Water it will need to be regulated by an Agreement in order to protect the public sewer and/or apparatus in question. It may be possible for public sewers or water mains to be moved at a developer's request so as to accommodate development in accordance with Section 185 of the Water Act 1989.</p>	
11a	<p>Thank you for the dedicated and determined way in which you have gone about developing the Neighbourhood Plan – it's a pretty unforgiving task! Once it is settled and adopted, we must hope that CDC, OCC and central government will adhere to our wishes! I have a couple of comments on the policies that you have alighted upon, CC1: in particular - development which makes use of previously developed land and buildings will generally be preferred to greenfield locations. Residential gardens are not considered previously developed land and redevelopment of residential gardens to provide inappropriate housing is specifically not supported. I understand the thrust of this policy, and agree that previously developed land and buildings should have a preference for development, all other things being equal. My concern is the definition of "developed land and buildings". Locally, there are several areas of previous quarrying and embankments that have been reverted to agricultural use or have been adopted into the local environment as path ways or as part of the local scenery. Furthermore, the "new" Stanton Engineering building was never really used and was an "at cost" building designed as a stalking horse to get planning permission for housing. I, therefore, think that this policy should make it clear that land reverted to agriculture or which has become part of the local environment does not prime facie have a preference in favour of development, and should be treated as "greenfield" for this policy. To do otherwise would mean that large areas of the village and its immediate surroundings will have a presumption for development. In addition a preference should be taken against the situation when buildings are erected as a deliberate precursor to gaining wider housing development approval as this has worked to the community's disservice in the past.</p>	<p>PDL definition in NPPF – No change required</p>
11b	<p>General goal: To reduce harm to the environment by aiming for a low carbon community. Although there are several references in the various policies to a low carbon community, there is no real amplification of this goal. My concern here is that whilst, to my mind at least, the policy references to low carbon are totally supportable, there is a clear concern that this general goal could be used as a stick to beat the renewables drum. Specifically, it would be totally wrong to conclude from this Plan that there is any community endorsement for renewable schemes such as the mooted wind turbine/farm or other scheme such as solar</p>	<p>Section 2 refers - No change required</p>

Respondent	Consultation comments	Plan response
	arrays. I think, therefore, words of limitation should be introduced to ensure that the Plan and this generalised goal cannot be misconstrued as community approval for any such scheme.	
12	I give my full support to this thoroughly comprehensive and well thought out plan.	No change required
13	Following the presentation at the Church today, can I first thank everybody for the amount of hard work which has been put into the preparation of the Plan. My particular interest is in the provision of affordable housing. Whilst I think that the strict limitation on new housing development post Bourne Lane and Stanton Engineering is a reasonable position to take, one consequence of this is that any further development in the village up to 2031 is likely to be below the threshold which requires developers to provide affordable housing. As most affordable housing is provided through the planning system, there is a danger that the village would only have that provided by the two sites which have recently received consent. I would hope that particular emphasis could be placed in the Plan on regular updates of housing needs surveys, and that if as a result of such surveys additional affordable housing were required, exception sites where consent might be given for affordable housing only could be identified. Policy HN - H5 as currently drafted is more concerned with ensuring that affordable housing remains affordable, but should perhaps also address the issue of identifying future locations for additional affordable homes up to 2031.	Section 4.5 and Policy HN –H5 amended to clarify affordable housing provision Section 6 refers - No change required
14	Just a thought re any additional dwellings to be permitted 2014-2031. Would this/ could this include garaging as well as I do think provision for this because of the parking problems would be pretty much essential? Could someone use a plot for a garage for say 2 cars providing of course they were in keeping with the character of the village, without a house necessarily having to be built as well?	Sections 2, 3 & 5 refer - no change required
15	I would just like to thank you for all your hard work in producing such a clear and well thought out Neighbourhood Plan. I fully agree with your findings and recommendations. My only comment would be that we should do all possible to get this adopted and in place as soon as possible. This to ensure we don't have another Bourne Lane type development foisted on the community.	No change required
16a CDC	Thank you for consulting the District Council on your pre-submission Neighbourhood Plan. The Council supports collaborative working with Hook Norton Parish Council in order to facilitate the progression of the Neighbourhood Plan to adoption. The effort and work that has gone into the production of the first draft neighbourhood plan and the associated sustainability appraisal in Cherwell is to be commended, and is welcomed. The Plan is succinct and focuses on local concerns and issues generally without duplicating strategic policies in the Local Plan. The Plan will provide the local community with the enabling power to shape sustainable development in	

Respondent	Consultation comments	Plan response
	<p>the neighbourhood. It would also provide support to the strategic policies of the Cherwell Local Plan. In response the following officer comments are, therefore, provided.</p> <p>The Neighbourhood Plan should of course reflect any changes to the emerging Local Plan as it progresses through Examination and to adoption. Presently, it is expected that the Local Plan will be submitted for Examination on 24 January 2014. It would be helpful if the paragraphs in the document are numbered. This would help in the referencing of the text. It would be particularly useful when the plan comes up for examination. References Section - this is in fact the evidence base which informed the preparation of the Plan, and will need to accompany the Plan when submitted. This needs to be made clear or the title changed to evidence base. The publication of separate evidence documents might be appropriate.</p>	<p>Submission version of Plan updated to reflect Submitted version of Local Plan. Formatting amended. Section 7 amended</p>
16b CDC	<p>Policy HN – COM3. It should be recognized that there are limitations to the use of Section 106 agreements. Planning obligations entered into must be: necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development. Should in the future the Authority adopt an infrastructure charging levy then, the CIL regulations require that fifteen percent of revenues received will be passed directly to those Parish and Town Councils where development has taken place.</p>	<p>HN-COM3 amended</p>
16c CDC	<p>Page 14 – Paragraph 1. Cherwell District Council reviews the housing land supply position at least on an annual basis; it is in a constant state of flux, and changes from year to year. Reference to the current position of the 5 year housing land supply should therefore be deleted as the Plan is intended as a long term document. The Plan could make reference to the monitoring of the 5 year housing land supply and the Annual Monitoring Report in the Implementation and Monitoring Section.</p>	<p>Sections 4 & 6 amended</p>
16d CDC	<p>Policy HN – H1. Conversions could also relate to the subdivision of residential property. An example case is when large residential properties are converted into two or more flats to cater for the needs of smaller households and single people. Also an infill site in some cases may be suitable for more than 2 dwelling units. The Local Plan does not refer to infilling as being suitable for only one or two dwellings. Minor development is defined in the Policy as 'typically but not exclusively for less than 10 dwellings'. The adopted Cherwell Local Plan 1996 and Draft Submission Local Plan (October 2013) provide a qualitative approach to assessing what constitutes minor development. There is no information currently in the Draft Hook Norton Neighbouring Plan on why a numerical definition is needed at the local level, or whether 10 dwellings is the most reasonable figure.</p>	<p>Section 4.1 & HN-H1 amended</p>
16e	<p>Page 16 – Paragraph 3 of Policy HN-H1 states that "...the number of additional dwellings to be</p>	<p>Section 4.1 & HN-H1 amended</p>

Respondent	Consultation comments	Plan response
CDC	permitted during the plan period shall not exceed 20 unless justified by exceptional circumstances...” Consider reviewing the wording of this paragraph in view of NPPF paragraph 16, which explains the implications of the ‘presumption in favour of sustainable development’ for Neighbourhood Plans. Any threshold or proposed phasing should be supported by evidence as to why proposed development would not be acceptable if it did not comply with the suggested policy.	
16f CDC	Policy HN - H2. Assessment criteria for housing proposals should seek to take into account any particular local considerations that are important to the Parish and can be supported by evidence. More general development management criteria will be set by the District Council through a Development Management Policies DPD. Some sites identified in the SHLAA have been suggested as potentially suitable for residential development, but not allocated under a policy. An explanation should be provided as to why the Neighbourhood Plan provides a criteria based policy for assessing housing proposals, and does not proceed to the allocation of the identified sites. Review the use of the wording ‘very significant weight’ because the policy will be used to determine planning applications, and the terminology used should be as clear as possible. The status of adopted Neighbourhood Plans as part of statutory Development Plans may remove the need for this criterion.	Section 4 refers – no change required HN-H2 clarified
16g CDC	Policy HN – H5 and Policy background and reasoning including Appendix E. A distinction needs to be made between Section 106 affordable housing provision and affordable housing provision gained through the development of a Rural Exception Site. National policy allows for the exceptional release of small sites for affordable housing within or adjoining villages in circumstances where planning permission would not normally be given and where there is a demonstrable local need for affordable housing that cannot be met in any other way. Rural exceptions sites are considered as additional to the general allocation of housing identified in the Local Plan. In every case the needs of the particular village are assessed by the Council in partnership with the parties involved before a scheme is progressed. Occupancy controls can be imposed through a Section 106 agreement to ensure that the benefits of affordability (usually gained by the low land value derived from the exceptional basis of the scheme) are preserved so that they continue to meet local need of applicants with a village connection in perpetuity. S106 affordable housing will be secured for the use of those who bid for properties and are nominated through the Council’s Housing Register, and not necessarily will have a local connection, although the Council will still endeavour to secure 50% of the nominations to the new homes for those with a local connection. It is reasonable for an obligation for rural exception affordable housing to be secured for those who have a local connection. The	Comment & plan response as per No. 8 above. (Note: Appendices reviewed & previous Appendix E is now Appendix D)

Respondent	Consultation comments	Plan response
	proposed Policy should be amended to accord with national planning guidance and Policy Villages 3 of the emerging Cherwell Local Plan.	
16h CDC	Appendix D .The housing figures referred to should be updated before the Plan is examined, and take into account any changes to the District Local Plan as it progresses to adoption.	Submission version of plan uses updated figures. (Note: Appendices reviewed & previous Appendix D is now Appendix C)
16i CDC	Sustainability Appraisal Page 6 – second and third paragraphs refer to the July 2012 update of the Cherwell Local Plan SA. The SA report has been updated again in October 2013 and approved for submission by Council alongside the Local Plan. The requirements of the NPPF have been fully incorporated into the Local Plan. The text should be amended to take these two points into account. Page 23 – Habitat Regulations Assessment, paragraph needs updating to refer to the October 2013 Local Plan and the accompanying update.	SA amended
17	Can I start by congratulating the team on an excellent document, it is well thought through, well researched, well written and well produced. Clearly a lot of time and effort has been expended and the resulting document reflects this. I also think it is a well-balanced, informative and considered plan. I have not been involved in the public meetings or discussion, and while I did respond to the questionnaire there are a few related points that the plan prompted that I wish to raise. These relate to the first two goals and objectives listed – maintaining community spirit and maintaining and developing the infrastructure for community activities. We have lived in the village for nearly 17 years and are therefore relative newcomers to a village which went through significant growth and development in the previous 30 years, but has been relatively stable in housing and growth terms since then. There are a number of long-standing infrastructure aspects which have been cause for concern in the past, although many of these have improved; water pressure, electricity supply, roads and (my main point) internal public spaces. We have several of these – the Memorial hall, the School, St Peter's, the Library and adjacent hall, the Baptist chapel and hall, the Brewery centre, the Sports and Social club. Some are clearly in private or commercial ownership or have certain limitations on their use. What strikes me is that we lack a space capable of supporting large-scale village activities. By contrast other villages of similar size have much larger Village Halls. I question whether the continued regular investment in the Memorial Hall is really worthwhile when the facility itself is limited in scale and capability. This is a personal opinion, and I have no real feel for whether there is any general consensus on the requirement for a larger space. I think this could be	Sections 3 & 6 refer - No change required

Respondent	Consultation comments	Plan response
	<p>considered under the COM1 policy – locally valued resources. A number of options could be considered – some of these based on what seems like under-utilisation of existing spaces; 1) A new, larger village hall – I would suggest adjacent to the school – the obvious place would be in the field between the school and Redlands Farm although I recognise the resistance to housing development on this site. If the school is likely to have to expand then there could be some shared usage which would benefit many. This could also address the parking issues in Sibford Road outside the school (policy T1) – with sufficient off-road parking serving both the school and a community hall...? I was surprised that HN did not take advantage of the Millenium Lottery funding for new village halls – Shipton-u-Wychwood benefitted from this, and sold the land where their existing hall had stood for infill housing. Could HN consider something similar? What other sources of funding might be available? 2) Better use of St Peter's church – this from my position as a former churchwarden, although probably not the view of the parochial church council (PCC)! A very large space directly in the centre of the village which is extremely under-utilised. It is difficult to imagine what would happen if the C of E church community reached the position of not being able to maintain the building. There are many villages where this has happened already – but a derelict St Peter's is hard to contemplate. The Anglican community in the village of approx. 60-80 regular worshippers have raised significant sums of money in the time we have been in the village to maintain the church in its current state. The church has estimated a spend running into several million having been spent on the upkeep of the church fabric and its maintenance during his time in the village. This is hardly central to the purpose of the church itself (the people not the building), but the constraints of English Heritage and the wider desire to maintain historic buildings conflict with this purpose and some form of resolution will have to be found eventually. There are examples of changed and shared usage of church buildings with the main body of the church being used and maintained by a community trust, and the chancel being the preserve of the Anglican communion. Could we do something similar? 3) A weaker option in my opinion – alternative use of Brewery buildings? Is this something the village and brewery could develop further in tandem? 4) Something else???</p>	
18	<p>Thank you for the effort that you have put into this Plan. I'd like to confirm that there is not anything in the plan that seems out of place on a sustainability standpoint. It is certainly something I will be promoting to the HNLC membership/contact group to vote on positively when it comes to the referendum. One thought to build on in the Plan. In the "Key issues, goals and objectives" section on P6 there is a very helpful statement "To reduce harm to the environment by aiming for a low carbon community". Unlike the specific housing related areas which are then backed up by specific numbers there isn't so far a measure of progress against</p>	<p>Several policies in the Plan relate to the objectives arising from this goal. Policy implementation & monitoring is provided for in Section 6 - information passed to HNPC & CDC - No change required</p>

Respondent	Consultation comments	Plan response
	<p>this goal. If it is not too late I am wondering whether we can include some independent research that has just been conducted by Oxford University (under the EVALOC project) which shows that between 2010 and 2013 Hook Norton has reduced its emissions from its existing housing stock by 15-20% (the actual number was 18% but that is over-precise). Would it be possible to include that statistic (I can send you their presentation they made to the Open meeting on 27th Nov) and then include a target to continue this trend of decreasing energy use / carbon emissions (most appropriately phrased as a per house basis)? We would quite understand if it was too late in the process - just having got this valuable independent measure of the success of the community in reducing its carbon emissions it would seem worthwhile including this aspect to strengthen the goal relating to a "low carbon community".</p>	
19a	<p>Thank you for the opportunity to comment. This appears to be a thorough piece of work and is of a high standard that many of the large town planning consultancies would struggle to reach. The authors should be very proud of their efforts.</p>	No change required
19b	<p>The section on Policy background and reasoning for Hook Norton Character and countryside makes no mention of the Hook Norton Cutting site. It may have been excluded as beyond the remit of the plan, but may I suggest that it is considered for mention in this section as an example of the particular environment of Hook Norton?</p>	HN Cutting/Banks has a specific designation (SSSI) addressed by National & CDC policies - No change required
19c	<p>Locally Valued Resources. I was surprised not to see the fire station in the list. It may not be the most attractive building in the village, but it is functional and the function it provides is important to the well-being of the village. We are so far from so many resources and if we had to rely on services from Banbury or Chipping Norton there would be considerably more risk for all of us. In addition the fire brigade members themselves bring a great deal to the community life of the village and we would all the poorer if that organisation was not in place. Likewise the sports and social club facilities are surprisingly not in the list. I note the playing fields are – perhaps this was meant to include all the pitches and courts of the club? In which case a definition would be appropriate, perhaps in a footnote, that we are not talking here about the kickabout space proposed by TW on Sibford Road being sufficient or the school playing field, but it is the greater facilities on Bourne Lane that are the valued resource. I understand that why the Bell is in the list, but do think that these two resources are more worthy of specific inclusion than a defunct and arguably superfluous public house when there are 3 others on the list.</p>	<p>Playing fields definition included in NPPF. Policy HN-COM1 provides for annual review of LVR. Employment function of fire service - Policy HN-COM 5 refers – No change required</p>
19d	<p>In Policy HN - COM 4: Broadband "It is understood that Oxfordshire County Council will be rolling out high speed broadband to Hook Norton by 20151", there isn't a footnote to go with the reference 1. I suggest that you reference http://www.betterbroadbandoxfordshire.org.uk</p>	Formatting clarified
19e	<p>Page 15 – "The two villages within the group which have had no recent permissions for 10 or</p>	Submission version of the Plan

Respondent	Consultation comments	Plan response
	more homes are Adderbury and Deddington". You should note that this is no longer accurate. The Planning Inspector has allowed the appeal by Pegasus (on behalf of Prudential Group) for outline planning permission to build 85 houses in the field on the edge of the village between Gaveston Gardens and Banbury Road in Deddington. Same grounds as Bloxham and Hooky. You might therefore argue that there is now oversupply in the group.	updates Section 4 and related Appendix
19f	Housing, pages 17 – 18 The focus on affordability is to be praised, but in the context of an aging population there should also be a greater focus on accessibility. If you want empty nesters to downsize, the housing must be of a sort to make that an attractive move, before a final move into supported living of some form. Housing must be accessible, i.e. 3 floor mews style housing is in-appropriate for this more mobility challenged group and as a result may mean that housing density is reduced to allow for more single floor living spaces, wheel chair accessible doors etc.	Sections 4.4 & 4.5 clarified
19g	This also has an impact on transport requirements – having a PO, shop, library and a GP in the village with dispensing services provide many of the necessary day to day services for those that do not drive (for whatever reason) but other medical services are increasingly and rightly being centralised. Getting to/from the JR by public transport is an all day exercise, taking 2hrs each way if the connections are good and the patient has sufficient mobility to walk between the bus and train stations in Banbury. If they don't, it is 2.5 hours at best on 3 different buses. This should be reflected in the policy background and reasoning together with standard working hours.	Section 5.1 refers - No change required
19h	With the late start of the buses, early finish and afternoon doldrums, the public transport is very poor. This limits the ability of all to work, learn, socialise and access essential services and increases the amount of subsidy the buses require, as they do not run at times when they might usefully be used by fare paying, rather than concession, passengers.	Section 5.1 (forum to consider transport issues) refers. Policy HN- T2 amended
20 Environment Agency	We are pleased to see that one of the key goals of the neighbourhood plan is to minimise environmental impact of new development and reduce harm to the environment by aiming for a low carbon community. However, we note that there is no specific reference to flood risk in this document. We would advise that a bullet point is added to Policy HN-H2: Location of housing. This should state that 'no new development will be located in Flood Zone 2 or 3'. Alternatively you could include a separate policy within the neighbourhood plan which clearly states the following: - no new development will be located in Flood Zone 2 or 3 - no new development will be located within 8 metres of any watercourse We feel that the neighbourhood plan area has plenty of space for development without the need to build in Flood zone 2 or 3 or encroach within 8 metres of any watercourse. We feel that	National & CDC polices - & Section 1.3 of this Plan refer. Section 3.4 & HN-H2 amended

Respondent	Consultation comments	Plan response
	this needs to be stated specifically within your plan so that the water environment is protected and the risk of flooding is not increased. Please don't hesitate to contact me if you wish to discuss policy wording or any other issues.	

Appendix B

The following organisations/bodies were notified of the Hook Norton Neighbourhood Plan and invited to comment

Statutory Consultees	Non-Statutory Consultees	Parish Consultees	
Cherwell District Council	Berkshire, Buckinghamshire, Oxfordshire Wildlife Trust	Academy Framing	The Sun
Oxfordshire County Council	Butterfly Conservation (Upper Thames Branch)	Acreman's Arboriculture	The Village Shop
West Oxfordshire District Council	Campaign to Protect Rural England (Oxfordshire)	Andy Mariner Handyman Services	Top Dog Day Care
Sibford Gower PC, Cherwell District Council	Cotswolds Conservation Board	Andy Page Roofing	Turpins Lodge Riding Centre
Sibford Ferris PC, Cherwell District Council	Council for British Archaeology	Azure Beauty	William Curtis Landscape and Garden Design
Swalcliffe PC, Cherwell District Council	Defence Infrastructure Organisation	Banbury Blinds	Woodworm & Timer Treatment / Pest control
Wigginton PC, Cherwell District Council	General Aviation Awareness Council	Banbury Marquee Hire Ltd	Baptist Church
Swerford PC, West Oxfordshire District Council	Home Builders Federation (HBF)	Banbury Turf	St Peter's Church
Whichford PC, Stratford-on-Avon District Council	National Trust	Catherine Wright Lid	Pre-School Playgroup
Little Tew PC, West Oxfordshire District Council	Oxford Architectural & Historical Society	Chris Hobbs Dry Stone Walling	School
Rollright PC, West Oxfordshire District Council	Oxford Geology Trust	Chris Smith - handyman	FOHNS
Warwickshire County Council	Oxford Preservation Trust	Christopher's Private Hire & Chauffeur Services	Allotment Group
Stratford-upon-Avon DC	Oxfordshire Business Enterprise	Cotswold Carriers	Beer Festival
Homes and Communities Agency	Oxfordshire Geology Trust	CW Smith Building Contractors	Bellringers
Natural England	Oxfordshire Mental Healthcare NHS Trust	David Smith Landscaping, Dry Stone Walling & Hedge Laying	Hook Norton Charitable Association

Statutory Consultees	Non-Statutory Consultees	Parish Consultees	
Environment Agency	Oxfordshire Nature Conservation Forum	Firs Garage	Cubs and Beavers
English Heritage	Oxfordshire PCT	Garden Design Services & Plants	Daycare – Monday lunchtime
Network Rail	Oxfordshire Playing Fields Association	Gasson Associates	Film Society
Highways Agency	Oxfordshire Preservation Trust	George Fisher Woodwork	FOHNL
BT Group PLC	Oxfordshire Bat Group	Haircuts@Home	Gardening Club
Mobile Operators Association	Royal Society for the Protection of Birds	Hook Norton Brewery	Senior Section, Guides, Brownies and Rainbows
Manx Telecom UK Ltd	South Central Ambulance Trust (Oxfordshire and Berkshire Division)	Howard Electrical Contractors	HN Brass Band
Orange Personal Communications Service Ltd	South Central Strategic Health Authority	Ian Street Painting & Decorating	Hooky Car Club
Opal Telecom UK	Southern Gas Networks - Plant Protection Team	James Holiday Ltd	Hooky Players
T-Mobile UK	Thames Valley Police	John Harris	Hooky Ukes
Vodafone UK	Thames Valley Police	Kim Cooke Cleaning	Kestrels
Thames Water	Thames Water Property Services	KMS	Lee Stratford Community Trust
Anglian Water Services Ltd	Thames Valley Police	MJB General Services Limited	Local History Group
EDF Energy	The National Energy Foundation	Nigel Hollis - Computer Solution	Hook Norton Low Carbon
Good Energy	The Woodland Trust	N L Matthews	Mums & Tots
National Grid	United Sustainable Energy Agency	Orangeberry Books	Sports & Social Club
Powergen Plc	Mobile Operators Association	P Pickering Boiler Services	Weavers, Spinners & Dyers Group
Scotia Gas		Paul Swingle painting and decorating	Doctors
Scottish and Southern Electric (SSE)		P Tanner Building Services	Fire Service
Scottish Power		Peter Hibberd	Hook Norton Vets
Southern Gas Networks - Plant Protection Team		Post Office	Library

Statutory Consultees	Non-Statutory Consultees	Parish Consultees	
Oxfordshire Primary Care Trust		Re-pointing and conservation - Oxford Traditional Lime Mortars	Lion House Dental Practice
Thames Valley Police		RMH Boiler Maintenance	Police
		Salon 2	MP
		Sewn by Whim Wham	County Councillor
		Taylor Made Soft Furnishings	District Councillor
		The Gate Hangs High	Prime Minister
		The Pear Tree	Guardian Newspaper