

APPENDIX 4

Summary of Representations to Submission Weston on the Green Neighbourhood Plan (Regulation 16)		
01	Mr N Machin	All transport considerations and observations relevant.
02	Mrs E Machin	Supports the Plan
03	Adderbury Parish Council	No comments to make
04	Canal and River Trust	No comments to make
05	L Godwin	<p>Worried that this plan is being used by a few to obtain planning permission for houses at Fir Tree Farm which is in the Green Belt.</p> <p>The land to the east of the B430 has many businesses on it. The land is not farmed and is poor quality.</p> <p>Object to turning 'School Field' in to open space. This land should be built on.</p> <p>Homes to the east of the B430 would also be a good thing. The access is good and it would help with traffic calming issues.</p>
06	National Grid	Has identified that it has no high voltage electricity assets or high pressure gas pipelines within the Plan area.
07	Natural England	<p>Note that there are designated sites or protected landscapes within or near the Plan area but the Plan does not pose additional risk to them by allocating new development.</p> <p>The Plan should refer to the new NPPF which has stronger wording surrounding the protection and enhancement of the natural environment.</p> <p>Welcome policy E2 but would recommend including wording that ensures the maintenance of green infrastructure in perpetuity to ensure the environmental and social benefits are maximised.</p> <p>Would like to draw attention to the opportunities of the Plan to protect and enhance biodiversity. Pleased that the 'Schoolfield' has come forward as policy to preserve and manage a key site for biodiversity and access in the parish.</p> <p>Weston on the Green is within Natural England's Bernwood Focus Area and this site is the perfect opportunity to enhance the local wildlife associated with the ancient Bernwood Forest. It also has historical significance.</p>
08	Network Rail	No comments to make
09	Oxfordshire Clinical Commissioning Group	The Plan was very well written and we are happy with the health elements included within it.
10	Scottish and Southern Electricity Network	No additional comments to make
11	Thames Valley Police	Commends the Parish Council for requiring Secured by Design accreditation within the Design Code. Suggests that a specific policy be included within the plan to ensure that the requirement is fully understood and adhered to. Wording is suggested.
12	Oxfordshire County Council	OCC continue to support in principle the ambition of Weston on the Green PC to adopt a neighbourhood plan. Transport Comments

		<p>Detailed comments have been provided in relation to the aspirations of the Plan to reduce speed limits, impose weight restrictions, and introduce traffic calming measures within the village. Comments are also made in relation to pedestrian/cycle routes and public transport.</p> <p>Policy T1: Guidance for the design of estate roads on new developments should pay due regard to the Cherwell Residential Design Guide SPD, OCC’s Residential design Guide and the DfT Manual for Streets.</p> <p>Policy T2: OCC should be included within the ‘Key Responsibilities’ section in Table C. OCC’s LTP4 has policies supporting the promotion and use of sustainable methods of travel.</p> <p>Policy T3: Deem it inappropriate for neighbourhood plans to stipulate its own specific parking standards. Policies that diverge need to have strong justification.</p> <p>The introduction of specific transport measures is not a matter that can be dealt with via land use policy but is a matter for consideration by the Highway Authority. An infrastructure list annexed to the neighbourhood plan would give the opportunity to identify potential transport improvements within the village and secure developer funding where appropriate.</p> <p>Public Health Comments</p> <p>Welcome the inclusion of the NPPF criteria for social sustainability within the vision for the plan. Strongly support Objective 4.</p> <p>Strongly support the references in policies H4 and H7 for housing that is ‘designed for life’ and capable of being easily adapted for the needs of people with reduced mobility. Also strongly support policy T2.</p> <p>Education Comments</p> <p>Information is provided on the availability of school places in surrounding villages. The Plan also comments on an aspiration for a nursery school in the village. OCC data indicates a fairly healthy supply at present. Any planned new provision would therefore need to focus on a wider market to ensure its viability.</p> <p>Archaeology Comments</p> <p>The plan contains appropriate policies for the protection and enhancement of heritage assets including archaeological sites. As such there is no objection to the plan.</p>
13	Cherwell District Council	<p>Overall the structure of the Plan is well set out, clear, concise and accessible. The structure is very logical with the evidence base and processes followed in identifying the concerns and aspirations of the local community which informed policy explained.</p> <p>It is noted and welcomed that the Plan addresses at length the protection and enhancement of biodiversity and the key role of green spaces/green infrastructure.</p>

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		<p>Detailed specific comments are made including on the calculated housing need for the parish. Flaws with the evidence base and calculations are highlighted. Amendments to selected policy wording are also suggested. The Design Code at Appendix A is welcomed and commended.</p>
14	Stantec (PBA) for Firmpride Ltd	<p>The Plan is at risk of being found unsound because it is not positively prepared and it is ambiguous and unclear. The Plan is over reliant on small-scale infill developments within the existing confines of the village. It is also reliant on Fir Tree farm for the delivery of 18 affordable dwellings in the Green Belt. The availability of this site is unknown. The policies as drafted frustrate the delivery of sustainable housing sites on the edge of Weston on the Green. Onerous landscape policies also seek to prejudice sustainable development. Consider that these should either be reworded or deleted altogether.</p> <p>The best way to deliver the village's housing need is to identify a single site allocation for a minimum of 20 dwellings.</p> <p>The representation promotes the allocation of land at Southfield Farm.</p>
15	Historic England	<p>Do not have any objections to the plan proposals and are happy to leave matters for ensuring the clarity of policy wording to the examiner and council officers.</p>
16	Brown and Co for Mrs Lorna Miles	<p>The Plan should include a policy to support a nursery school to accommodate the growth of the village.</p> <p>Objection to Policy E1 as it restricts development on all land to the east of the B430. Furthermore it effectively restricts development on all land around the village without providing any reasoning or justification.</p> <p>Fig 15 Remove northern end of site D from the landscape designation. Clarify the difference between the sites in dark green and sites illustrated as light green Provide a key.</p> <p>Table C – Delete 'Resist development outside the village confines along B430.</p> <p>There needs to be clarity on terms such as 'village confines' and if there are any restrictions on development on sites outside the village envelope.</p> <p>Consultation Statement Page 9 – 'Criteria for new housing' states that there is scope for housing on both sides of Northampton Road. Comments from consultation held in 2015. This is not carried through the Plan. Page 17 – Concern about any development east of the B430 as then floodgates would be opened. These statements are subjective; sites should be assessed on sustainability and its opportunities and not on fear.</p>

		<p>Page 23 – Discussions on land use on the east of the B430, access, past dispute, traffic issues on B430. Not a justification for restriction in Policy.</p> <p>Page 36 – The Ancient Village Green is not shown on any plans.</p> <p>Page 38 – Key Green Spaces (add)</p> <p>Basic Conditions Statement</p> <p>Delete ‘Resist development outside reg village confines along B430’</p>
17	Pegasus Group for Lagan Homes	<p>The Neighbourhood Plan should make reference to the revised NPPF published in 2018.</p> <p>Detailed comments are made to Section 1 which sets out the relationship of the Plan with the Local development Plan, particularly Policy Villages 1 and 2 and the number of housing permissions and completions.</p> <p>The identification of the Schoolfield as an important green space is not supported. The importance of the ecology and vistas across the site are disputed.</p> <p>The Plan should provide for additional housing development in order to sufficiently contribute towards the 750 dwelling from the Local Plan.</p> <p>There is insufficient information presented either within the NDP or within the accompanying documents to justify the housing need figure of 38 dwellings across the plan period.</p> <p>The provision of 60% affordable housing is not in accordance with the Local Plan.</p> <p>Policies E1 and E2 are overly prescriptive.</p> <p>Policy H2 is not supported.</p> <p>Policy H3 – there is not sufficient evidence to support this housing mix.</p> <p>Policy H4 – not supported.</p> <p>Policy H5 and Design Code – not supported.</p> <p>Policy H7 – not supported as requirements are covered by the Building Regulations.</p> <p>Policies C1 and C5 are not supported.</p> <p>There are no policies which concern or support local employment or business expansion within the Parish.</p> <p>The Schoolfield</p> <p>The utilisation of the site as a grassland habitat/lowland meadow or any other public use is not supported by the landowner and is therefore not implementable.</p> <p>The utilisation of the site as any form of formalised ecological habitat is not supported.</p> <p>Any development of the site is capable of retaining key views and also ensuring current circulation routes are retained.</p> <p>The significance of the ridge and furrow is disputed.</p> <p>The land represents a suitable opportunity for residential development. Such development would also deliver affordable housing and designated public open space.</p>

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		Detailed appraisals for the site are included within the representation.
18	Savills for Thames Water	<p>Thames Water supports the text on page 56 which requests that developers engage with Thames Water to ensure that the demand for water and sewage treatment infrastructure can be met and surface drainage requirements and flood risk is properly assessed. But would request that the wording is strengthened with developers encouraged to use our pre-planning service.</p> <p>On the information provided it is not envisaged that there will be infrastructure concerns regarding water supply and wastewater networks.</p>