

Little Milton

NEIGHBOURHOOD DEVELOPMENT PLAN

Consultation Statement

Part 2 – Supporting Appendices

April 2018

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Abbreviations

BBOWT	Berks, Berks & Oxon Wildlife Trust
CFO	Communities First Oxfordshire
HCA	Homes & Communities Agency (now Homes England)
OCC	Oxfordshire County Council
SODC	South Oxfordshire District Council

APPENDIX B

VILLAGE EVENT 13 SEP 2016

CHAIRMAN'S REPORT OF VILLAGE MEETING HELD TUE 13 SEP 2016

The Village Meeting was called in order to advise villagers what Neighbourhood Planning is all about and to seek their views on whether or not we should proceed with such a plan. Although the date was arranged for mid-September, a number of people who might have attended were on holiday. It was also the hottest September day for many years, which may have discouraged people from attending.

In the event, 20 people attended, which represents 5% of the adult (18 and over) population of the village. Whilst a small attendance, those that did attend were clearly very interested in the process.

I gave a presentation explaining what Neighbourhood Planning involves. We then had a Q & A session and a note was made of the questions and points raised.

We then asked attendees to fill in a one page questionnaire. The aim of this questionnaire was to gain an impression of the key issues which the Steering Group needs to consider, find out what a sample of the village thinks is a suitable number of houses for the village and, most importantly, ask them if they support the idea of a Neighbourhood Plan for Little Milton.

Those who attended were very supportive of the proposal to do a Neighbourhood Plan – 95% voted in favour. The range of questions asked, comments made and the responses to the questionnaire all showed that those present have a good appreciation of the planning issues to be addressed. They were generally supportive of the idea of a 5% increase in housing stock as proposed in the draft Local Plan. Most people would like those houses to be within the village (infill) with less support for building on the edge of the village and minimal support for building on open fields. Some people thought a small increase in population would be beneficial; others were concerned about capacity and sustainability. In this regard, particular concerns were raised about the sewage system. It was clear that the issues of housing need, sustainability and capacity need to be carefully weighed. Some people thought that the capacity of the village to offer land for development was limited.

There was strong support for the protection of the BBOWT land (85%); less so for Green Belt land (60%), although overall there was support for the protection of the environment. Design criteria and a desire to maintain the character of the village were high on people's agendas. The proposal not to include site selection in the NP was not questioned.

People like living in our village and like its rural setting and the character of the village. As was reflected in the Little Milton Village Plan, traffic is the major dislike.

Overall I feel the meeting achieved its aims, although turn-out was low.

Barry Coward
Chairman Little Milton Neighbourhood Plan Steering Group

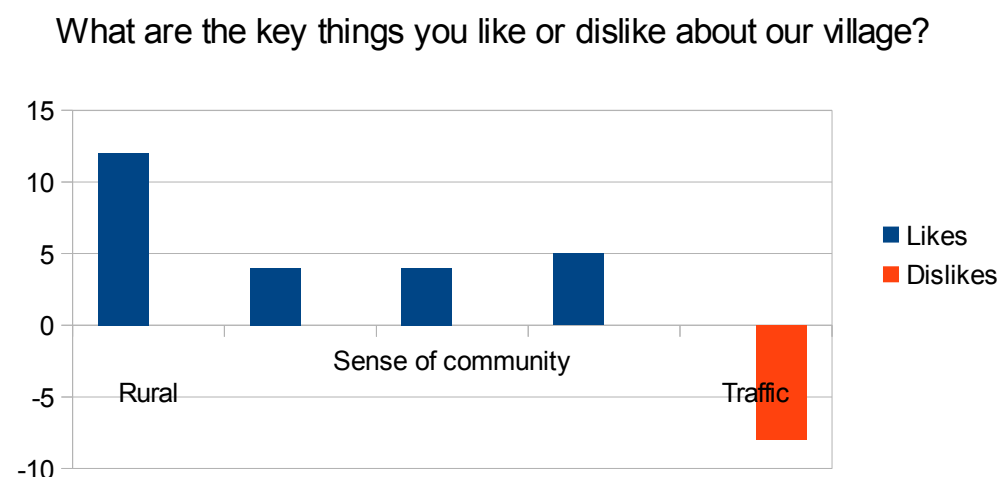
Questions and Comments during the evening

- Strong endorsement that the Parish Council should go ahead
- If we accepted a 5% housing increase and developed a plan would it afford us protection if a developer came forward with say a plan for 50 houses?
- How are we going to assess the housing need given that most residents might not want any more housing?
- If we want a viable community in the future we need to accommodate more housing
- If we accept a 5% increase in housing stock what type of housing does the village need?
- What density of housing would we be looking at?
- There were a few questions on infra-structure particularly sewerage. There was also a concern about Great Haseley and the impact that development in that might village could have. There was a comment that people and not houses put pressure on the sewerage network implying that an increase of population within the existing housing stock could have an impact.
- A question whether planning applications would be influenced by previous planning decisions on a site.
- Had the Parish Council been given a specific housing allocation of 5%?

LITTLE MILTON VILLAGE MEETING 13 SEP 2016 SURVEY RESULTS

At the Village Meeting on 13 Sep 2016, a short questionnaire was completed by the 20 people who attended, which represents 5.1% of the adult population of the village. A sample size calculation¹ indicates that at the 95% confidence level, a margin of error of 21% is expected, so results should be treated with caution.

Villagers were first asked what they like or dislike about the village. The most consistent responses were as follows:

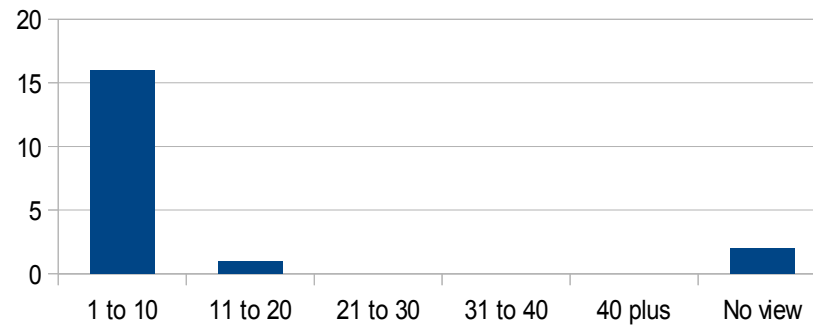


People like the rural nature of the village, its character and its sense of community. Also there is a feeling that the village is about the right size and well-balanced. Traffic was consistently the one major dislike. During the presentation given by the Chairman of the Steering Group, he indicated that the emerging Local Plan indicated a working figure of a 5% increase in housing stock or, for our village, about 10 houses. When subsequently asked

¹ Survey Monkey Sample Size Calculator

how many houses the village needed, the responses were as shown on the graph: The questionnaire then asked 'Why do you think the village needs that number?'. There were a variety of answers. The most common were:

How many houses do you think the village needs over the next 15 years?



It is the minimum needed (6)

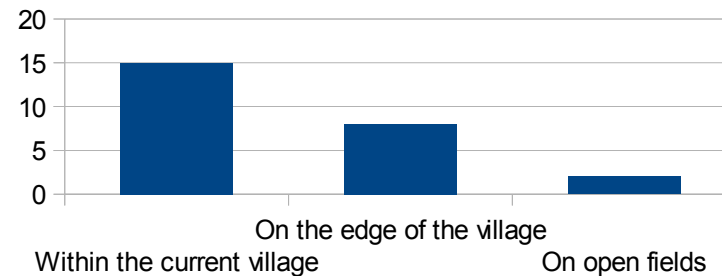
Too many would raise sustainability concerns (5)

On the other hand, some people felt we needed to increase the population to sustain the village (3); also we needed more houses for younger people (2). Individual concerns were expressed that there was limited scope for expansion, too many new houses would change the nature of the village, that the Green Belt was the only available location.

When asked if the following should be protected from development, the responses were:

When asked where new houses should be built, the responses were:

Should we build new houses? (tick all that apply)



People were then asked what they considered to be the three most important issues to be considered in a Neighbourhood Plan. There was a wide range of answers. The most commonly mentioned were:

- Land capacity issues; the need for facilities (11)
- Good design (6)
- The capacity of the sewage system (6)
- Transport, traffic, parking (6)
- The character of the village should be preserved (5)
- Location and types of housing (5)
- Infill development should have priority (4)

Finally those attending were asked if they supported the proposal to develop a Little Milton Neighbourhood Plan. 95% voted in favour.

APPENDIX C

CONSULTATION OUTCOMES SEP 2016 – FEB 2017

During this period, one-to-one discussions were held with various key organisations. See below for a summary of the outcomes. ** indicates organisations with whom there have been a series of discussions over several months

Organisation	Content of discussion	Key Input to Neighbourhood Plan
Primary School	Any School plans for development. Impact of any housing development in the village on the School and their ability to absorb additional pupils.	Understanding of school's development plans. Input to Infrastructure and Capacity Evidence studies regarding the primary school's capacity to absorb additional pupils
Warren Barn Farm	Any plans for development of the 10 light industrial units	There are no current plans to change the units
Ditchend Farm	Any development plans for the farm	Farm currently in probate and new tenancy being negotiated
BBOWT** plus Freeholder** of BBOWT land	The aims of BBOWT concerning the Wells Farm Nature Reserve and any legal limitations on their use of the land	Major input to the Neighbourhood Plan in terms of aims and objectives for the Nature Reserve, Local Green Spaces and legal constraints on any new construction on BBOWT land
Thames Water**	Any capacity issues regarding clean water supplies and waste water treatment	Major limitation on new development governed by the lack of further capacity of the waste water infrastructure. Agreed policy for Neighbourhood Plan
Village Shop	Any plans for refurbishment or expansion and capacity of shop to absorb more custom	Refurbishment planned. Shop would warmly welcome more customers
Estate Agents (Morgans)	The local housing market	Impact of potential Chalgrove development on Little Milton in terms of desirability of village housing (considered a benefit). Lack of flats, starter homes and 2-bedroom

		properties in the village
SODC Affordable Housing Team** & Housing Associations	The current provision of social housing in the village, how it is managed and the need for further affordable housing	Major input to the Housing Needs Assessment
Pub	Any plans for refurbishment or extension	Plans for a refurbishment
BT Openreach and SSE	Any constraints regarding land line, broadband provision and electricity supplies	Both organisations have a statutory duty to provide services to new developments
Morland House Surgery	Any limitations applying to the provision of doctors' services	The practice could absorb development of up to 50 houses in Little Milton
Natural England	Agricultural land classification in the parish	Major input to Neighbourhood Plan as the parish is mainly high grade agricultural land. Provision of definitive map.
Parish Council**	The Council's priorities for any CIL funding	Consideration of CIL priority list and policy for review
Church	Any capacity limitations of the church graveyard	The graveyard has sufficient capacity to cover the period of the Neighbourhood Plan
SODC Air Quality Officer	Any air quality issues affecting Little Milton	Little Milton is an air quality monitoring site and already has a relatively high NO2 annual mean reading, although currently within statutory limits
OCC Infrastructure Planners**	The potential impact of strategic road developments in the district, discuss the particular impact of the proposed Chalgrove Airfield development, and to obtain OCC views on draft roads policies	Major input to the Roads section of the Neighbourhood Plan
HCA**	The potential impact of the Chalgrove Airfield development on Little Milton	Background information

APPENDIX D

VILLAGE CONSULTATION EVENTS APRIL 2017

NEIGHBOURHOOD DEVELOPMENT PLAN EVENTS

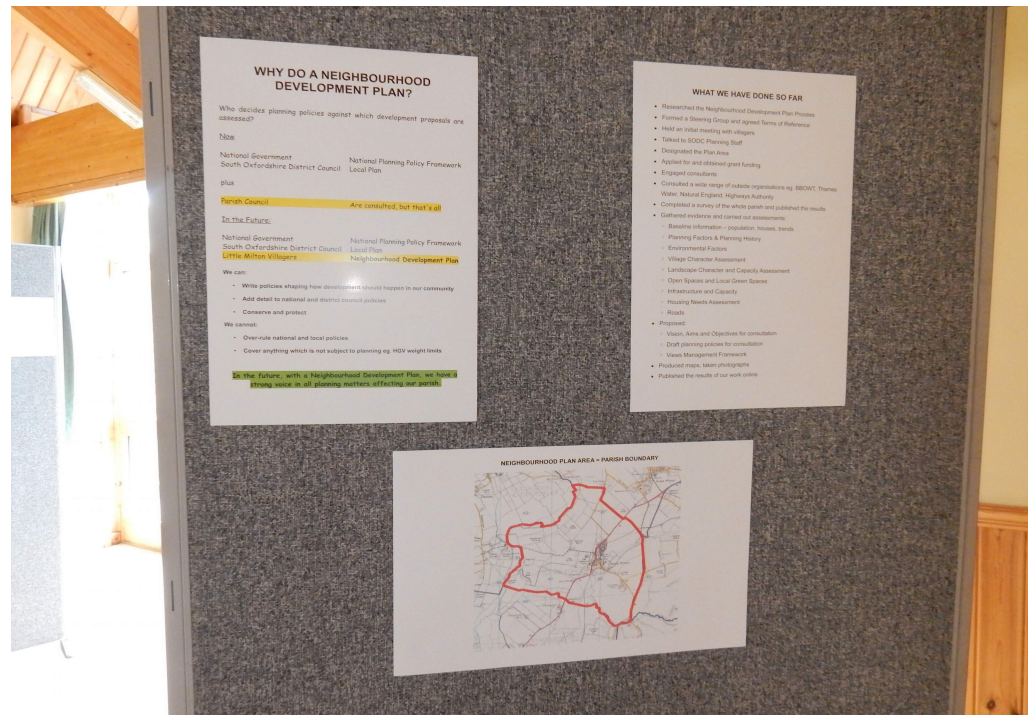
Find out how we are getting on

Tue 25 or Thu 27 April

19.30 at the Pine Lodge

Come along for just one of the evenings

Banner displayed at Village Hall to advertise the event



Example of April 2017 Event display board

CHAIRMAN'S REPORT

Two identical events were held 25 and 27 April. The aims of each evening were:

- To advise villagers on progress, particularly evidence gathering
- To answer questions
- To seek view on the proposed aims of the NDP and the policies to be covered by asking attendees to fill in a questionnaire

Both events were reasonably well-attended, with some people dropping in between 17.00-19.00, but with the majority attending the formal session from 19.30.

Chairman's Presentation

The aim of this evening is firstly to tell you how we are getting on with bringing together a Neighbourhood Development Plan for the parish and then to seek your views as to whether or not we are heading in the right direction.

It's a complicated business and I shall spend the next 25 minutes or so explaining where we have got to and then what we are asking of you this evening. I would like to run all the way through what I have to say and then we'll take questions at the end.

Just to remind you, the benefits of having a Neighbourhood Plan are that we have a say in what happens in our village, in our parish in terms of development in the future. A NP is about land use and it sets out planning policies for the neighbourhood area. Planning policies are then used to decide whether to approve planning applications. The NP is written by the local community, the people who know the area best, rather than the Local Planning Authority currently SODC. An approved Neighbourhood Plan has the same legal force as SODC's Local Plan. Before Neighbourhood Plans, we had little say in what went on in planning terms in our village. Now that has changed. We can look ahead for 15 years and have our say in how we want the village to develop in terms of land use.

What we have found already is that the mere fact that we are in the process of developing an NDP gives us clout. People speak to us; people answer our questions; people listen to us.

The plan will obviously address housing. We also want it to address roads and traffic – within limits. But note that a neighbourhood

development plan cannot, for example, write in a policy for an HGV weight limit, because that is not a planning matter. But if the Highways Authority come along with a road improvement scheme which requires planning consent, any policies we have written can influence support or otherwise for the proposal.

The Neighbourhood Plan covers our parish so it does not address directly the questions of Chalgrove Airfield or other strategic development sites. And although I appreciate Chalgrove in particular is a very important topic, I don't want us to get bogged down on just Chalgrove this evening. You can look at Chalgrove, or indeed the proposals for housing in general at two levels:

1. Is this the right strategic solution for South Oxfordshire's housing need, which brings you rapidly to debate about how housing numbers are calculated, Oxford City's Unmet Need and, most importantly, questions about whether the Green Belt round Oxford should remain protected or not.
2. At a village level, when examining the options for strategic sites, the Parish Council has focussed on the key issues of traffic and flood risk. We have attended a number of workshops on traffic modelling and potential solutions. We have challenged some of the assumptions made and provided our own data to support our challenge. We have met with not only the consultants for the Chalgrove Airfield development but also OCC Highways. We have also raised concerns about clean water sewage plant discharge from Chalgrove Airfield going into the Haseley Brook and adding to the regular winter flooding at Cold Harbour.

Our documentation contains information about not only Chalgrove but the other sites as well. We hope to write policies into the neighbourhood plan which would help shape any road developments in our parish which come as a result of any of these strategic sites being developed. We also address the possible impact of the new Thames crossing at Culham and also the Oxford-Cambridge Expressway. But note that it has been the Parish Council rather than the NDP steering group that has been responding to Chalgrove and other proposals.

What our Neighbourhood Development Plan contains is very closely linked with SODC's Local Plan. The trouble for us has been that SODC are in the process of re-writing their Local Plan. They issued their most recent consultation document just 3 weeks ago, which we are told should be very close to how the final version will read, and from which the key points for us are:

1. The number of houses required in the district has been re-calculated and has increased.
2. Part of the requirement in South Oxfordshire is to meet the so-called Unmet Need of Oxford City, which adds 3750 to the housing requirement in our district
3. SODC are planning to over-provide on the basis that plans are never realised in full and the reality is likely to turn out close to the actual need
4. Didcot will continue to grow; the market towns and larger villages will be allocated more houses; the Oxford Brookes campus at

Wheatley will be redeveloped with up to 300 houses

5. Smaller villages such as ours are expected to grow by 5-10% over the next 15 years, but there is no specific allocation of houses to each smaller village
6. But most importantly it is proposed that a large proportion of the housing need will be met by developing 3 strategic settlements:
 1. Chalgrove Airfield – now 3000 houses from the original 3500
 2. Culham - 3500 houses – requires taking some land out of the Green Belt
 3. Berinsfield – 2100 houses – also requires taking some land out of the Green Belt

Included with the Local Plan are other important documents about transport and how SODC along with OCC plan to deliver the required infrastructure. Further key points from these documents are:

1. The wide-ranging issues of having enough schools, doctors, social care, recreation facilities, open spaces, water supplies, sewerage systems, waste disposal, etc etc are being addressed
2. The impact of development on transport is also being addressed.
3. No promises have been made but land is being safeguarded for possible bypasses at:
 1. Stadhampton
 2. Watlington
 3. Benson
 4. Clifton Hampden
4. There are also proposals for a new park and ride at Sandford

We have looked at some of the work done so far on traffic flow modelling at county level. We have two major concerns:

- The models used so far assume there are no constraints on traffic moving through our village. There is no recognition that the centre of the village is unsuitable for HGVs
- The use of Rofford Land and Haseley Road as a route from Chalgrove is not included in the models

We will continue to fight on these and other matters on behalf of the community.

Meanwhile, returning to our own NDP, we are not including selection of sites for development in our Plan; we are not drawing houses on maps. There is no compulsion to do Site Selection. A landowner has to offer the land in the first place. We cannot just allocate it for development. What is available today, or not available, could change over 15 years. And the whole process of site selection has to be done objectively using scoring systems. In a small community, the results could be highly contentious. If we did it at all, it is likely to take a long time

– could add 6-12 months to the NP process. Something called a Strategic Environmental Assessment would also be required. We would be hard pressed to find the capacity to do this work.

So what have we been doing since we started this process back in September? 8 months on and where are we? Primarily, we have been gathering evidence – a lot of evidence. Every policy we write into our plan has to be backed up by evidence, evidence which is robust enough to withstand legal challenge if need be. You tell me I cannot build there because the land is liable to flooding. Show me the flood risk maps. We've got them. You want to prioritise 2 and 3 bedroom homes. Show me the evidence. We have census data on the current housing mix, we have data on how we compare locally, with the county, nationally, we have our village survey data, we have figures from the the Strategic Housing Market Assessment.

Gathering this evidence has been an enormous task. It runs to about 180 pages – all available online. We have researched many sources of information. We have taken photographs, we have drawn maps, we have collated data in graphical form. The great thing about having the evidence is when we come to write policies, we have all the information we need.

Did we get any surprises? Yes:

- Just how much the housing stock of the village is skewed towards 4 & 5 bedroom houses
- Thames Water actually agree with us that the sewage system does not have the capacity to take any further significant development and would have to be upgraded if any such development were to take place
- How much of the surrounding land is classed as Grade 1 or 2 Agricultural Land = high grade. We sit in one of only 2 significant patches of such land in South Oxon
- How the Oxford-Cambridge Expressway could impact on us

We have carried out a wide ranging village survey, the results of which are very helpful. Summaries have been published in the newsletter. The full report and detailed results are available online and summaries are out on your tables. The key points:

- On average, residents are comfortable with growth of 5-10%
- We need 2-3 bedroom houses for young adults
- There is a small need for more affordable homes
- We want to conserve the character of the village, the environment, BBOWT, the Green Belt and open spaces
- We are happy with small employment development for offices or similar but outside the village by preference

I have talked about gathering the evidence. We have also already drafted two particular documents which are part of the evidence but also aim to set specific policies which we suggest should form part of the Plan. One document, called the Views Management Framework, aims to protect certain views around the village – for example views of the church from the west side of the village, or Great Haseley windmill seen across the BBOWT land. There is an example page from this document in the display.

The second document examines the Open Spaces around the village and their status and in particular proposes two sites for designation as what are called Local Green Spaces. If a site is designated as a Local Green Space, it enjoys the same protection as Green Belt land. But you cannot just paint round the village with Local Green Spaces. Very strict criteria have to be met. The sites have to be demonstrably special to the local community. We have reviewed options against the criteria and we are suggesting just two sites – the field which runs down to the Spinney from Wells Farm – what is called Barn Field by BBOWT - including the Spinney itself, and also the allotments. Both are on BBOWT land. The landowners are happy with what we are proposing. There is a map in the display showing what are called Sites B & C which are these Local Green Space proposals.

What help are we getting? Firstly, we have some grant funding. SODC neighbourhood planning staff provide advice. We have been to meetings, conferences, workshops. We have consulted you – firstly through the meeting we held back in September and then through the village survey. We are consulting you again this evening. We have consulted a lot of other organisations – BBOWT, Thames Water, BT, Environment Agency, Natural England, OCC Highways, the school, the shop, the estate agents, etc, etc. All, without exception, have been very helpful. And most importantly we have engaged the services of Community First Oxfordshire as our consultants.

We have already seen benefits from being in the NDP Club. For example, as I mentioned, we have had a sensible and constructive dialogue with Thames Water about sewers and they agree with us that the system will not take any further significant development. In fact as I have mentioned, everyone we have contacted, once you say 'We're doing a Neighbourhood Development Plan' has been very helpful.

So we have done a lot of the preliminary work. We held the village meeting back in September. We've gathered evidence. We have learned a lot about the whole process, and are still learning. We've carried out a village survey.

So what do we want to do this evening? Firstly, we have put up some displays showing the outcomes of some of our work. If you have not done so already, please do have a look.

Secondly, we are here to answer your questions. But we want to ask you some questions as well.

First, we have drafted what we think should be our Vision, our Aims and our Objectives. Copies of our proposals are on your tables. The Aims

in particular we think lead nicely into shaping the plan. Our suggestion is that we should:

1. Conserve the character of the village
2. Conserve the environment and local landscape
3. Make sure we have the capacity to absorb development
4. Respond positively to the housing need
5. Have a say in shaping road development
6. Maintain a balanced community

What we have found already is that the list of aims, once agreed, leads nicely into a list of policies to help achieve those aims. But we do not wish to proceed very much further unless we know that you are comfortable with our proposals.

And secondly, we want to ask you to put forward ideas for what you think should be contained in the plan. Filling in the questionnaires which are on your tables will do that for us.

What happens after tonight? We'll take on board what you tell us and modify our ideas if need be. The next stage is then to draft the plan itself. Once that is done, we then go through a formal consultation stage. It includes all the outside agencies who might have anything to do with the plan. But most importantly, it includes you. In probably some time around October, we will come back to you and say 'Here is our draft Plan - what do you think?'

We then re-draft the Plan on the basis of comments received and then submit the Plan for final examination by a Planning Inspector. We take on board what they have to say and revise again. Finally we come back to you in a formal referendum to ask if you approve the final version of the Plan. If you do, great, and the Plan comes into force.

I am very conscious that the parish council and the neighbourhood plan steering group in particular are familiar with a lot of the detail about planning. We have gathered a lot of evidence which has been published but I am realistic enough to know that some of you may have read it, some of you may have skimmed it, but some of you may not have looked at all. That's reality.

Some final points before we move on to questions:

1. We cannot say – No to development.
2. We cannot override national policies eg. we cannot say build on the Green Belt when national policy says no

3. We cannot override legal agreements in force on any particular piece of land
4. The plan needs to be positive. It should not be full of – you can't do this, you can't do that. It should instead support positives like if you want to build a house in the conservation area that's fine as long it is in character with the buildings around it, fits in without being a squeeze, access to the site is OK, materials used match existing and it helps meet the need for more 2 or 3 bedroomed houses – for example

I said at the beginning that a Neighbourhood Development Plan gives us a powerful say in what happens in our village. The NDP is formally under the umbrella of the parish council. We run our own affairs in this village through the parish council, the NDP SG, the village hall management committee, the PCC, the shop committee, the school governors, the Orchard management committee, the fete committee, the Friends of Wells Farm, etc.

One of the things which has become apparent whilst doing the work on the NDP is just how vital all these organisations are to our community. But that ability to manage our own affairs – to govern ourselves – is very fragile. It currently depends on a small number of key people doing a lot for this village, largely behind the scenes. Those people cannot go on for ever. Without a parish council, many things we take for granted would stop. Without the village hall management committee, this hall would go into a care and maintenance status. Without a shop committee, the shop closes.

We are here tonight to talk about the NDP. But whilst we have a number of you gathered together, I also wanted to take the opportunity to advise you that over the next year or so, it is likely we will need new people to come forward to serve on the parish council and on the various committees, otherwise all that we have achieved in this village in the past will crumble away. Do you want our affairs to be run by outsiders like a county-wide unitary authority? I don't. I just leave that thought with you. Talk to me afterwards if you want to know more.

So the shape of the rest of the evening:

- Q & A in a moment, but we may have to call a halt if that goes on too long
- Round table discussions on Aims & Policies – complete the feedback form – which can be done in groups, pairs or individually.
- That process may invoke more questions so we will have a final round of Feedback and Q & A at the end
- Also feel free to get up and have a look at the displays as well.
- Final thought – if you are writing any comments on your forms, it makes it much easier for us if you do not write an essay but just do short sharp bullet points.

Questions Asked

The main concerns revolved around the potential increases in traffic, not due to development in the village, but rather traffic generated by new strategic developments, particularly at Chalgrove Airfield.

Analysis of Questionnaires

Our 6 proposed aims were overwhelming supported, with that support running at a minimum of 98%. We also suggested 26 policies, most of which had 100% support. The lowest scoring policy proposal was, interestingly, 86% for Preserving the Green Belt. This ties in with a trend from the village survey, where Preserving the Green Belt had 60% support. There is greater support in the village for preserving the BBOWT land. See table below.

Observations

There is no doubt that traffic issues remain top of the agenda for many villagers. From the results of both the village survey and the April events, people seem comfortable with a modest amount of housing development. But they are very anxious about roads and traffic, and if the Neighbourhood Development Plan is to be supported by the village, these topics must be adequately covered in the NDP.

APPENDIX E – QUESTIONNAIRE RESPONSES FROM APRIL 2017 EVENT

See next page

		Overall % Support	Written Comments	Steering Group Comment or Action
	AIMS			
1	To maintain the atmosphere and sense of community of the village and conserve its historic and rural character	100%	But I accept that it may need to change	Noted
2	To conserve the local landscape and environment and to minimise the impact of development on the surrounding countryside, landscape and ecosystems.	100%	Within practical limitations building has an impact 'Minimise' is the key word	Noted Agree
3	To ensure that future development is within the capacity of the local infrastructure and facilities and that, where necessary, provision is made for improvements in advance of development commencing	100%	Most Important	Noted. Particularly applicable to sewage system
4	Within the capacity of the parish: <ul style="list-style-type: none"> to respond positively to the national and local need for more houses, to plan for a fair share of development as defined in the current version of the Local Plan, and to set policies designed to meet that need 	98%	Question the national and local need. As long as limited	Methodology to calculate house numbers is determined at national level Noted
5	To work with the Highways Authority to mitigate as much as is practicable the impact of local development and/or strategic road developments on the volume and weight of traffic using village roads and, where possible, reduce those volumes	100%	Can the Haseley Road be either closed or altered to stop through traffic from & to Chalgrove using it as a short cut? This needs to give strong objection to higher traffic levels	Not a planning matter but parish council has discussed options, with nothing decided as yet Traffic is a major concern for everyone and is being addressed in the

				Neighbourhood Plan
6	To maintain a sensible balance in the parish between housing, employment, open spaces, roads, agriculture, wildlife habitats and water courses.	98%	Not sure what that means	Need to make it clear with the Neighbourhood Plan
	POLICIES			
1	Preserve the Green Belt	86%	If Green Belt has least impact, comfortable with having houses here	Sentiments noted but Green Belt is national policy
			With exceptions for special cases	Ditto
			There would be some areas eg. BBOWT that I would prefer to keep over green belt if a straight choice	
			But development on some green belt areas might be preferable to some non-green belt areas	Ditto
			No longer relevant	Ditto
			I gave the answer No to automatic protection of the Green Belt land because I do not believe it is correct to assume that such land is always the most in need of protection. For example, I would rather BBOWT land was offered protection than the Green Belt	Ditto
			In general yes, but there are some small pockets that could be suitable for development	Ditto
			Re Green Belt, I don't think that it all has to be slavishly no-no development	Ditto

			land. I agree that in general green belt should be preserved, but there are obvious small pockets that be better described as infill sites (eg. between the hall and the road to Forties) and some are just plain unattractive	
2	Don't build in areas of medium to high flood risk	94%		Agree
3	Don't build on high grade agricultural land	98%	It may be limited but necessary. Given the extent of high grade land, some limited building may be desirable	Noted
4	Ensure there is safe access onto village roads	100%		Noted
5	Don't build under power lines	94%	Power lines can be moved/follow safety guidelines	Noted
6	Preserve the conservation area	94%	In general yes, but there are some infill spaces to be considered	Plan will not preclude building infill in Conservation Area
7	Set design, materials and housing density criteria which maintain or enhance the character of the village	100%		
8	Ensure that new development is of high quality design, is built to high sustainability standards and complements local distinctiveness	100%		
9	Conserve open spaces and designate sites for greater protection where appropriate	96%	Strong Yes	
10	Majority of development to be within the village or immediately adjacent to it	92%	Do not agree – development should be widely spread	Open Spaces review has been completed
			- or near it	Noted
11	Conserve the local environment and its flora and fauna	96%	Within reason	Noted

			Generally Yes but not just because it prevents any development.	Noted
12	Conserve the BBOWT nature reserve	94%	Most but not all	Terms of the BBOWT lease apply
			Most of it but area off Old Field could be OK to develop	Ditto
			Not necessarily all of it	Ditto
13	Protect iconic views both into and out from the village and also historic views within the village	94%		
14	Ensure that the sewage system for foul water has sufficient capacity	100%	Its current capacity has doubts	Agreed and will be covered in Neighbourhood Plan
15	Ensure adequate parking provision in any new development	100%	How many cars will each household need in 10 years, etc. It's 3 now!	Will be covered in Neighbourhood Plan
16	Support the village church, pre-school, school, pub, shop and any development required to sustain capacity	100%	Don't really understand what 16 means	Need to make it clear in Neighbourhood Plan
17	Promote sustainable development which is in keeping and character with both the surrounding built environment and the adjacent open rural landscape and which best meets the housing need	100%	If determined necessary	Noted
			Don't really understand what 17 means	Need to make it clear in Neighbourhood Plan
18	Encourage development which provides houses which meet the needs of younger adults and their families at prices they can afford	100%	Depending on actual national/local need	Methodology to calculate house numbers is determined at national level
			How do you stop extensions?	You cannot – topic will be covered in Neighbourhood Plan

19	Focus development on increasing the number of 2- and 3-bedroom houses in the parish	100%	Interesting as many of the smaller properties were joined up in the past to make larger houses.	Noted
20	– Build new houses either on infill sites or as small developments not exceeding 10 houses	98%	Depends. Would be happy with a Chiltern View Mk2 with 2/3 bed houses	Noted
	–		Bigger	
21	Support the local need for more affordable houses, particularly for people with a local connection	98%	Believe housing should be available to all not just those lucky enough to have been born in lovely village.	Affordable housing policy set by SODC
			Within limited numbers	Housing Needs Assessment has been completed
			How can this be achieved? Trusts? Charities? To avoid purchase and selling on for profit.	Management of affordable housing may need further explanation in NDP
22	Respond positively to road improvement proposals which will have the effect of reducing HGV traffic volumes within the village	98%	Depends on what the proposals are	Agreed
23	Ensure that any proposals for new roads do not just move the problems of noise, vibration and pollution from the centre of the village to the fringes but rather take the problems away from the village	100%		
24	Encourage a balanced mix of housing in terms of size	100%	Houses can extend	Agreed
			You already have enough larger ones.	That is the intention

			Bias to smaller as other criteria state	
			Should be starter homes	Agreed
25	Support proposals for small scale employment development within the parish	100%	Believe a non-issue	Noted
26	Ensure development does not increase the risk of flooding from local watercourses	100%	Common-sense	Agreed!
	Other suggestions for policies:			
	Ensure speed and weight restrictions are enforced			Not an NDP policy matter but sentiment is agreed
	Promote conservation efforts and encourage efforts to increase natural diversity.			Covered by Local Plan policies
	Where development occurs, promote use of local/small scale builders/developers, not national house builders.			Outside our control. A landowner can choose whichever developer or builder they wish
	Improve hygiene on public footpaths by providing more bins for dog excrement			Not an NDP policy matter
	Preservation of footpaths and commonly-used walk ways			To be covered in Village Character Assessment
	Preservation of traditional agricultural use such as water meadows			Not necessarily a planning matter unless a change of use of land
	Provision of social and recreational facilities which unite and preserve village unity and identity			Agree
	General Comments		Apply as much pressure on the relevant authorities to ensure infrastructure is	Agree

			upgraded before agreeing to any development	
			Do all the constraints when overlaid over each other result in no available land for development eg. no green belt + no flood risk + high agricultural land + no BBOWT = all the village? Is there a need to offer up something?	Agree the options appear to be limited and compromises may have to be made
			Most of the No answers are related to planning policies being over-restrictive and stopping development anywhere	Any planning decisions will a balance between pros and cons, and a compromise
			Building needs to be far more pro-active in Oxfordshire to meet the needs of young families	Noted
			If Little Milton is to accommodate a share of the housing needs, we need to consider whether <u>small</u> infill on the <u>edges</u> of the green belt/agricultural land might be the best of the options, to avoid development on BBOWT land or in the conservation area. (after all, green belt has been 'adjusted' in other areas.)	Sentiments noted but Green Belt is national policy
			An excellent survey – thank you	Thank you
			Agree with the principle of encouraging the development of houses to meet the needs of younger adults and families. But need to ensure that the infrastructure supports this; In particular transport issues, bus services	Agreed. Bus services not a matter for NDP

			Everyone is going to have to make compromises to ensure there is sufficient housing and therefore we will have to 'give up' something	Agreed
			We would particularly like to preserve the BBOWT nature reserve, and avoid any increase in HGV traffic through the village	Noted
			I have a serious worry that the sudden change of wind that says one has to be new houses everywhere now is not based on a thoroughly reasoned and tested analysis of what the real need is	Methodology to calculate house numbers is determined at national level

APPENDIX F - FETE EVENT JUNE 2017

A stall was run at the 2017 village fete with the intention, firstly, of keeping the Neighbourhood Plan within sight of the villagers. A prize quiz was run, the aim of which was to find out, in a light-hearted way, how much people know about the village. In addition, the opportunity was taken to ask people what they thought the priorities for improvements in the village should be for the next 15 years.

12 people participated. The range of answers given to the quiz questions shows that it cannot be assumed that people know the basic figures for the village, such as population, and that such matters need to be covered when drafting the NP..

		Correct Answer	Range of Answers
1	How many houses are there in the parish of Little Milton?	204	120-350
2	How many listed buildings are there in the parish?	28	7-47
3	When was the church built?	1844	1350 -1865
4	Where does the western boundary of the Oxford Green Belt run in the village?		River Thame – High Street
5	What was the population of the village in the 2011 census?	486	460-2100
6	What % of houses in the village are 4-bedrooms or more?	39%	10%-60%
7	Are Cremar Cottages pre- or post-Second World War?	Pre-	Most thought Pre-
8	In which decade did mains sewage come to the village?	1960	1930s-1970s

9	How many houses are there in Chiltern View?	43	32-48
10	Where in the parish is the site of a Roman Villa?	Ditchend	30% correct answer

The priorities for the next 15 years identified by people were:

Reduce traffic, reliable mobile signal, faster broadband, bypass, bus service

The only answer which was unexpected was that about faster broadband as the village now has FTTC and high broadband speeds are achieved throughout the village.

APPENDIX G - EXAMPLE OF NEWSLETTER ARTICLE – JULY 2017

LITTLE MILTON NEIGHBOURHOOD PLAN

Following on from the consultation events we held in April, we are now, at last, in the process of drafting the Neighbourhood Plan itself. We are obtaining expert advice every step of the way and we hope the Plan will be ready for a formal consultation phase, which will include all villagers, in about October.

Meanwhile we are keeping a close eye on the progress of proposals for development at Chalgrove Airfield, Harrington and other sites and the potential impact on our parish. Our major concerns are, of course, roads & traffic and also flood risk from increased water flow in the Haseley Brook. We are responding each step of the way as the situation demands. For example, we recently commented on the proposed scope of an Environmental Impact Assessment for the Harrington site and we have meeting arranged with OCC infrastructure planners in mid-July, having met with them previously back in December.

We are also keeping a close eye on proposals for the so-called Oxford-Cambridge Expressway, the new road planned to run from the A34 south of Oxford thence north-east all the way to Cambridge. The route options around Oxford are still under consideration but it is possible that the final route chosen may run just outside, or maybe just inside, our parish. As well as having an inevitable environmental impact, this road could ultimately be a solution to our village's traffic problems, particularly if it takes away the HGV traffic.

Barry Coward
Chairman Neighbourhood Development Plan Steering Group

APPENDIX H

OCC INFORMAL PRE-CONSULTATION – FEEDBACK RECEIVED

WHO	SECTION	COMMENT	ACTION
OCC Infrastructure Planners – Informal Comments prior to Consultation	LM3 – village back roads sub-policy	I would not advise including this as a policy as it is more to do with transport than land use and it is unlikely to be achievable. It is not possible to restrict access routes to a development via a planning condition. It may be possible to try a routeing agreement but how would this be monitored and enforced? How would you be able to tell who is using those roads to access the development site and who is travelling along them to reach a different destination?	Removed from policy and inserted in supporting text.
OCC Infrastructure Planners – Informal Comments prior to Consultation	10.1	The funding, delivery and enforcement of weight limits would require analysis. Surveys would need to be carried out to prove the case (if the data is not already there), and implementation and enforcement costs would also need to be considered. In addition, alternative, more suitable routes for HGVs to access the M40 would need to be identified.	Additional wording added in supporting text
OCC Infrastructure Planners – Informal Comments prior to Consultation	10.1	The main problem with this idea is that the B480 would be left as the only access road available for lorries to serve Chalgrove Airfield and the surrounding area (there being restrictions in place in Warborough and Watlington) and the general principle is that you do not restrict traffic on A-roads if that will increase traffic on lower class roads.	Additional wording added in supporting text
OCC Infrastructure Planners – Informal Comments prior to Consultation	10.5(b)	Oxfordshire County Council will continue to liaise with Highways England as further work is undertaken on the Oxford to Cambridge Expressway scheme. At this stage there is no proposed route,	Additional wording added in supporting text

		either north or south of Oxford, only potential routes that require much more detailed further investigation.	
OCC Infrastructure Planners – Informal Comments prior to Consultation	10.10	This emphasises the importance of promoting sustainable travel options where possible, to reduce car use through the village. However, I appreciate this is challenging given the rural location of the village, lack of bus services, and position of the village enroute to the M40.	Noted – difficult to do
OCC Infrastructure Planners – Informal Comments prior to Consultation	Map 12	Some of the potential proposed new infrastructure in the area is missing from this map (see SODC's emerging Local Plan safeguarding), e.g, Stadhampton Bypass.	Note added to map
OCC Infrastructure Planners – Informal Comments prior to Consultation	10.12	There are also air quality and sustainable travel policies in the emerging SODC Local Plan which may also be relevant.	Additional wording added in supporting text
OCC Infrastructure Planners – Informal Comments prior to Consultation	10.15	The delivery of a bypass would be extremely complex and expensive so would need to be carefully planned. In particular, the funding of such a large piece of infrastructure would be a challenge. To give you an idea of cost, the rough estimate for Watlington bypass / Edge road is around £20 million.	Additional wording added in supporting text
OCC Infrastructure Planners – Informal Comments prior to Consultation	10.15	The delivery and funding of a bypass would need careful planning. OCC does not have any funding for a bypass, so funding would need to be sought from elsewhere e.g. from development in the area. However, if it is the intention to seek a contribution from nearby strategic developments such as Chalgrove airfield, action needs to be taken sooner rather than later as contributions are agreed via the planning process.	Additional wording added in supporting text
OCC Infrastructure Planners – Informal Comments prior to Consultation	LM13	This is a transport objective rather than a land use policy so I would advise that it should not appear within the Neighbourhood Plan as a policy. However, it can be discussed within the Neighbourhood Plan and included as a transport objective.	Policy removed and re-stated as an objective

APPENDIX I

PRE-SUBMISSION (REG 14) CONSULTEES LIST

STATUTORY CONSULTEES

		Letter	Email
London Borough Councils	Not Applicable		
Local Planning Authority	SODC		Email 8 Jan 18
	District councillor		Email 8 Jan 18 Email 8 Jan 18
County Council	OCC		Email 8 Jan 18 Email 8 Jan 18 Email 8 Jan 18 Email 8 Jan 18
Parish Council	Councillors who are not steering group members		Email 8 Jan 18
	Lay readers		Email 8 Jan 18 Email 8 Jan 18

Adjacent Parish Councils	Great Milton	Email 8 Jan 18
	Great Haseley	Email 8 Jan 18
	Cuddesden & Denton	Email 8 Jan 18
	Stadhampton	Email 8 Jan 18
	Chalgrove	Email 8 Jan 18
Coal Authority	The Coal Authority	Email 8 Jan 18
Homes England (was HCA)	Homes England	Email 8 Jan 18
Natural England	Natural England	Email 8 Jan 18
Environment Agency	Environment Agency	Email 8 Jan 18
Historic England	Historic England	Email 8 Jan 18
Network Rail	Not Applicable	
Highways Agency	Highways England	Email 8 Jan 18
		Email 8 Jan 18
Marine Management Org	Not Applicable	
Owners of telecom apparatus	BT plc	Posted 28/12

Primary Care Trust	Oxfordshire CCG	Email 8 Jan 18
		Email 8 Jan 18
		Email 8 Jan 18
Electricity Utility	SSE Energy Supply	Via website 8 Jan 18
Gas Utility	Not Applicable	
Sewage & Water Utility	Thames Water	Email 8 Jan 18
		Email 8 Jan 18
Voluntary bodies	AgeUK Oxfordshire	Email 8 Jan 18
	Village Hall Management Committee	Email 8 Jan 18
	School	Email 8 Jan 18
	Pre-school	Email 8 Jan 18
	Village Shop	Email 8 Jan 18
	WI	Email 8 Jan 18
	Allotments	Email 8 Jan 18
Racial, ethnic or national groups	AgeUK Oxfordshire	Email 8 Jan 18
	Oxfordshire Youth	Email 8 Jan 18
Religious groups	Diocese of Oxford	Email 8 Jan 18
	PCC	Email 8 Jan 18

Businesses	Warren Barn Farm	Posted 20/12	
	The Lamb		Email 8 Jan 18
	Morgans		Email 8 Jan 18
	Ditch End Farm	Posted 20/12	
	Emmett Bros	Posted 20/12	
Disabled	Enrych		Email 8 Jan 18
Others	SOHA		Email 8 Jan 18
	Sovereign Housing		Email 8 Jan 18
	BBOWT		Email 8 Jan 18
	Friends of Wells Fram		Email 8 Jan 18
	Community First Oxfordshire		Email 8 Jan 18
	CPRE		Email 8 Jan 18
Landowners not resident in the village	See separate list (12 in number)	Posted 20/12	
	1 x email		Email 8 Jan 18

APPENDIX J – PUBLIC NOTICE AND FLYER ADVERTISING CONSULTATION DELIVERED TO ALL HOUSEHOLDS – JAN 2018

PUBLIC NOTICE

LITTLE MILTON 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, Little Milton Parish Council is undertaking pre-submission consultation on the Little Milton Draft Neighbourhood Development Plan. We are hereby seeking your views on the Draft Plan.

The plan and supporting documentation can be viewed here:

<https://www.hugofox.com/community/little-milton-village-community-7833/community-plan/>

If required, a hard copy will be available from the Parish Clerk at 27 Chiltern View, Little Milton, Oxford OX44 7QP (01844 279150)

The pre-submission consultation commences on 13 January 2018 and the closing date for representations is 23 February 2018 at 23.59.

Representations can either be emailed to:

Imparishcouncil@btinternet.com

or sent by post to the Parish Clerk at 27 Chiltern View, Little Milton, Oxford OX44 7QP

Barry Coward

Chairman Little Milton Parish Council



LITTLE MILTON PARISH COUNCIL NEIGHBOURHOOD DEVELOPMENT PLAN

Little Milton Neighbourhood Plan sets out planning policies for the parish for the next 15 years. It adds local flavour to wider policies laid down either at national or district council level. When finally approved, it will sit alongside SODC's Local Plan.

We have put together a lot of background evidence. We have already gathered the views of villagers through consultation events held in Sep 2016 and Apr 2017, plus a wide ranging village survey carried out in Nov 2016. We have also sought advice from many outside organisations. The next stage is:

PUBLIC CONSULTATION
13 Jan - 23 Feb 2018

Your opportunity to:

Read the draft Plan

Provide comments and feedback

Have your say

Come along to an Open Event at the Village Hall
19-20 Jan 2018

Fri 19 Jan 14.00 – 19.00

Drop in session – see displays, talk to steering group members, read a paper copy of the Neighbourhood Plan

Fri 19 Jan 19.30 – 21.30

Sit down event. Presentation of the Neighbourhood Plan, Q & A, feedback & comments

Sat 20 Jan 10.00 – 12.00

Drop in session – as per Friday

What is the consultation process?

Now the Plan is drafted, there is a formal 6-week consultation phase where everybody who may have an interest in the Plan is invited to comment. This runs from 13 Jan to 23 Feb 2018.

How can I read the draft Plan?

- Online on the Neighbourhood Plan section of the village website at: www.littlemilton.org.uk
- By asking Raymond Fergusson for a printed copy (27 Chiltern View 01844 279150)
- By coming along to the open event at the village hall 17-18 Nov

How can I read the Appendices and Background Evidence Studies?

These are too large to provide in paper form but they can be accessed online at:

<https://www.hugofox.com/community/little-milton-village-community-7833/census-data/>

How can I comment on the Plan?

- By email to the Parish Clerk at lp@parishcouncil.btinternet.com
- By letter to the Parish Clerk at 27 Chiltern View, Little Milton, Oxford OX44 7QP

By 23 Feb 2018 at the latest

What happens after the consultation closes?

We review all the comments received and amend or revise the Plan where appropriate. The Plan then goes before a Planning Inspector for Examination. If approved at this stage, the Plan is then submitted to the village for formal endorsement by Referendum.

What policies does the Neighbourhood Plan include?

[Table of Policies included]

APPENDIX K

RESPONSES TO REG 14 PRE-SUBMISSION CONSULTATION



Consultation Event 19-20 Jan 2018

LOCAL PLANNING AUTHORITY – TABLE OF COMMENTS AND RECOMMENDATIONS

Ref	Section/Policy	Comment/Recommendation	Response
1	<p><u>General Comment</u></p> <p>Layout of plan</p>	<p>I would like to congratulate you on getting to this stage in the preparation of your Neighbourhood Plan it is obvious a lot of time and effort has gone into its preparation and I would commend you for that. Once 'made' your neighbourhood plan will form part of the statutory development plan; this is the starting point for assessing planning applications. As such the greater the clarity this document provides the better, for this reason I have made comments reflecting ways the documents could be improved.</p> <p>5. The planning policies are easily identifiable which helps interpret the plan, however at times it seems disjointed with large gaps between the supporting text and policies. Please review the layout of the plan to consider how the policies, text and support maps, tables etc. can be linked together to better to aid interpreting of the plan. Example gap between para 6.7 and policy box LM1, move so follows on from text and avoid large gaps.</p> <p>6. In the table of contents consider including subheading under each section for ease of reading, this will aid the reader of document.</p> <p>5. Introduction.....7</p> <p>6. Background..... 9</p> <p>Supporting Documents..... 10</p> <p>SODC Local Plan.....11</p> <p>Roads and Traffic.....11</p> <p>Policy Setting.....12</p> <p>Consultation.....12</p> <p>The neighbourhood Development Plan Process 13</p> <p>Etc</p> <ul style="list-style-type: none"> • Please ensure text especially in policy boxes is the same colour, example Policy LM 5 mitigation of flood risk, some of the text is in blue and some in black. Use same colour, style and format unless clear reason for the change. • maps should ideally be aligned so north faces up the page, care needs to be given also to accompanying text when refer to location on the map. Also, not all maps have North Arrow, maintain a consistent approach to labelling maps and 	<p>Done</p> <p>Not all maps can be re-aligned. North indicated where needed</p>

Ref	Section/Policy	Comment/Recommendation	Response
		<p>plans.</p> <ul style="list-style-type: none"> Please ensure the correct terminology is used when referring to SODC Development Plan (saved policies from local Plan 2011 and Core Strategy 2012) rather than just Local Plan. 	Done
2	<p>Executive summary</p> <p><u>Paragraph 3</u> Little Milton is classified by SODC as a Smaller Village. The emerging Local Plan looks for growth in smaller villages of 5-10% (10-20 houses pro-rata for Little Milton), to be realised through infill or developments on suitable sites. As a smaller village, Little Milton is not a sustainable location for significant growth</p>	<p>The statement that little Milton is not a sustainable location is not consistent with the emerging Local Plan. The Local Plan recognises Little Milton could be a Sustainable location for growth, however it is understood it is relatively Less Sustainable than other Settlements.</p> <p>Please consider amending to;</p> <p>As a smaller village, Little Milton is a less sustainable location for significant growth than other settlements in South Oxfordshire.</p>	Done
3	<p>Executive summary</p> <p><u>Paragraph 4</u> This Neighbourhood Plan does not identify sites for development</p>	<p>Implications of not allocating sites within NP and not benefiting from ministerial statement on 3-year housing supply.</p> <p>Paragraph 49 of the National Planning Policy Framework states that if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites relevant policies for the supply of housing should not be considered up-to-date, and housing applications should be considered in the context of the presumption in favour of sustainable development.</p> <p>However; where communities plan for housing in their area in a neighbourhood plan, those plans should not be deemed to be out-of-date unless there is a significant lack of land supply for housing in the wider local authority area. This means that relevant policies for the supply of housing in a neighbourhood plan, that is part of the development plan, should not be deemed to be 'out-of-date' under paragraph 49 of the National Planning Policy Framework where all of the following circumstances arise at the time the decision is made;</p> <ul style="list-style-type: none"> – This written ministerial statement is less than 2 years old, or the neighbourhood plan has been part of the development plan for 2 years or less; – The neighbourhood plan allocates sites for housing; and 	

Ref	Section/Policy	Comment/Recommendation	Response
		<p>– The local planning authority can demonstrate a three-year supply of deliverable housing sites</p> <p>As the NP doesn't propose a site allocation it will not benefit from the provisions of the ministerial statement</p>	Noted
4	<p>Executive summary</p> <p><u>Paragraph 7</u> The Plan recognises policies set at local authority or national level, all of which apply to Little Milton, and which cover development:</p> <ol style="list-style-type: none"> 1. In the Oxford Green Belt 2. In areas of medium to high flood risk 3. In the Little Milton Conservation Area 4. In areas of high grade agricultural land 5. Near to high voltage power lines 6. Requiring safe access to and from village roads. 	<p>I would recommend when using summarised list (in all cases not just for this example), that you add a statement which indicates that 'the following are of note', this would highlight them as important but also indicate that it is not a complete list. This is because it could otherwise be misleading and imply only a smaller section has been considered when this is not the case.</p>	Done
5	<p>Executive summary</p> <p><u>Paragraph 8</u> The younger adult population of the village has declined over the last 15 years. This Plan encourages the building of homes which people can afford and which are better suited to younger adults and their families</p>	<ul style="list-style-type: none"> • Please include the source of the data you are quoting, it is important that policies and statements are supported by evidence. This could either be done by adding the source name to the text or in a footnote at the bottom of each page. • Also please avoid generic statements like 'homes which people can afford'. This statement could be misleading and appear that you are trying to fix the price of the properties. When the intention is to provide more affordable housing. <p>Please consider amending text as below:</p> <p>The (name of study/census) shows the younger adult population of the village has declined over the last 15 years. This Plan encourages the building of affordable homes which are better suited to younger adults and their families</p>	
6	Executive summary	<p>Its important to be careful and not raise unrealistic expectation. There is very little NDPs can do in relation to traffic volumes and the control of heavy goods vehicles HGVs.</p>	

Ref	Section/Policy	Comment/Recommendation	Response
.	<p><u>Paragraph 10 and 15</u> Villagers have placed a high priority on reducing through traffic volumes in the village and reducing the number of HGVs. Therefore, as well as addressing future housing needs, the Plan also considers Roads and Traffic in some detail.</p> <p>The Plan addresses Roads and Transport, particularly the potential impact of new strategic settlements (particularly Chalgrove Airfield), the planned new bridge over the River Thames near Culham and the Oxford-Cambridge Expressway. Policies are set covering: 1. Road Developments 2. Bypass</p>	<p>Paragraph 15 refers to policies on road development and bypass, however only Policy LM 12 (road developments) is identified as an actual policy.</p> <p>The section dealing with the bypass contains a statement not a policy and the text should be reworded for clarity.</p> <p>Please review these sections considering the comments above:</p>	
7	<p>Terminology</p> <p>Local Plan – Refers to the Local Development Plan as published by the current Local Planning Authority, South Oxfordshire District Council. This currently consists of Saved Policies from the Local Plan 2011 and the Core Strategy adopted December 2102. At the time of preparation of this Neighbourhood Plan, SODC were drafting the emerging Local Plan to 2033.</p>	<p>Please amend text as follows;</p> <p>Development Plan – Refers to the Local Development Plan as published by the current Local Planning Authority, South Oxfordshire District Council. This currently consists of Saved Policies from the Local Plan 2011 and the Core Strategy adopted December 2012. At the time of preparation of this Neighbourhood Plan, SODC were drafting the emerging Local Plan to 2033.</p>	Done
8	<p>Abbreviations</p> <p>NPPG National Planning Policy Guidance</p>	<p>Amend text as follows;</p> <p>NPPG National Planning Practice Guidance</p>	Done
9	<p>Summary of Policy Table</p>	<p>Please ensure policy name in this table is the same as is used later in the plan for that policy.</p> <p>See example; In summary; LM 4 Open Spaces and Local Green Spaces Later in plan; LM 4 – Local Green Spaces</p>	Done
10	<p>3. Introduction</p>	<p>See comment 6 in regards to para 10 and 15 in executive summary</p>	Done

Ref	Section/Policy	Comment/Recommendation	Response
.	<p><u>Paragraph 1.1</u></p> <p>The plan also contains policies concerning potential road and traffic developments in the parish.</p>		
11	<p>4. Background</p> <p>2.4 Sustainability runs as a thread through the whole Neighbourhood Plan process. As part of the research, infrastructure and capacity issues as they apply to Little Milton have been assessed, drawing heavily on two studies carried out in the last 5 years by SODC.</p>	<p>For clarity please indicate the two studies used as evidence. See comment 5.</p>	Done
12	<p>2. Background</p> <p>2.5 An understanding of the planning history of four sites in, or immediately adjacent to, the village that have been offered for housing development in the past is relevant for future planning in Little Milton. The history of those sites sets certain precedents and has therefore been documented in the evidence base in some detail.</p>	<p>It is not clear why this section is included and how Background Document 3 fits into the process as the NP is not allocating sites for development and as such it's not conducting a review of the available/suitable/deliverable sites for development.</p> <p>In the introduction of Background Document 3 it states its purpose is 'to summarise the planning history of sites which have been offered for development by owners in the past but where no development has actually taken place. It is not the intention to assess the suitability of individual sites for development nor to select sites for development but rather to record the planning history of those sites which have been offered in the past'. Solely focusing on unsuccessful development applications gives a potentially overly negative view of development opportunities in Little Milton. If development proposals have been successful they are equally important in understanding appropriate development and such should be considered as well.</p> <p>It is understood that there are physical constraints on the potential for Little Milton to grow for example the Green Belt and Conservation Area etc, and an understanding of these issues and other reasons for refusal is important and could be used to help shape the policies in the plan.</p> <p>We are concerned that the statement 'The history of those sites sets certain precedents' conveys the wrong message. Each planning application would be assessed on a case by case basis, and reasons for refusal of previous application may no longer be relevant or are not applicable in another case.</p>	

Ref	Section/Policy	Comment/Recommendation	Response
		Recommend that this section and supporting Background Document 3 be removed:	Document removed
13	2. Background 2.7 This Plan does not identify individual sites for development. The emerging Local Plan states that smaller villages such as Little Milton should consider development up to 5%-10% of current (2011 census) size in terms of number of dwellings.	Please amend wording to match Local Plan 2.7 This Plan does not identify individual sites for development. The emerging Local Plan states that smaller villages such as Little Milton should consider development between 5%-10% of current (2011 census) size in terms of number of dwellings	Done
14	2. <u>Background</u> 2.11 Development planning is a dynamic process. During the 15 year life span of the NP, it is anticipated that the Local Plan will be subject to revision and updating	Although there is no requirement to review or update a neighbourhood plan. However, policies in a neighbourhood plan may become out of date as result of a review of the Local Plan and/or updated evidence base. As such it would be advisable to consider regular reviews during the life span of NDP. It is acknowledged in chapter 13 Implementation and monitoring that a review will take place; <i>‘Therefore, as the situation demands, or at the latest no more than five years after adoption, Little Milton Neighbourhood Plan will be formally reviewed, such review to be led by Little Milton Parish Council’.</i> I would encourage a reference to reviewing NP in this section as well to be clear.	Done
15	<u>Roads and traffic</u> 2.13 Notwithstanding the already high volumes of traffic, the potential impact of additional traffic is of major concern to the village. Traffic is forecast to increase in any event as a result of development already in the pipeline.	Please indicate the study where this information comes from. Either in the text or as a footnote. As statement and policies need to be based in evidence.	Done
16	<ul style="list-style-type: none"> Background <ul style="list-style-type: none"> Development of the NP involves; A statutory process whereby the plan is 	Please amend text as follows; A statutory process whereby the plan is submitted for examination by an Independent Examiner.	Done

Ref	Section/Policy	Comment/Recommendation	Response
	submitted for examination by a Planning Inspector		
17	<p>5. <u>The Parish of Little Milton</u></p> <p>3.4 There are no buildings or plots of land within the village lying derelict and thus constituting potential brownfield sites</p>	<p>Please review and reword statement to be in line with National Guidance:</p> <p>Just because a building or plot of land is derelict doesn't mean it is brownfield land. To be considered Brownfield Land it needs to comply with the definition (below) of previously developed land. As such some rewording is necessary.</p> <p>There are no buildings or plots of land within the village that could potential be classed as brownfield sites.</p> <p><u>See definition of previously developed land as listed in NPPF Annex 2: Glossary:</u> Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.</p>	Done
18	<p>7. <u>The Parish of Little Milton</u></p> <p>3.11 The village used to have several buses per day to Oxford and a weekly bus on market day to Thame. However these services were subsidised by the County Council who finally withdrew all rural bus subsidies in mid-2016. A trial period of running a reduced service to Oxford on a commercial basis was not viable. At the time of formulation of this plan, the village has no regular bus service out of the village. This factor has an impact on the sustainability of certain types of development in the village.</p>	<p>The loss of the bus route impacts on the overall sustainability of the village not on development types.</p> <p>Please amend text to be more factually correct; This factor has an impact on the sustainability of the village.</p>	Done
19	<p>3 <u>The Parish of Little Milton</u></p>	<p>Paragraph would benefit from being reworded and some extra clarity on what the average is that it is being compared to.</p>	

Ref	Section/Policy	Comment/Recommendation	Response								
.	3.15_The village has an average number of 1, 3 and 5 or more bedroom houses. The number of 2-bedroomed houses is below average; the number of 4-bedroomed houses is above average	Please consider rewording as follows: The number of 1, 3 and 5 bedroom properties in the village compares well with the average for (S.Oxon and/or S East). The number of 2-bedroomed houses is below the District and regional average however, the number of 4-bedroomed houses is above average.	Done								
20	<u>3 The Parish of Little Milton</u> 3.17 In 2013 the Village Plan survey derived an extrapolated total population of the village of 496. The 2011 Census data indicated a population of 486, compared with 493 in 2001. This census data represents a 1.4% decline in population, against an 8% increase on Oxfordshire as a whole	Please consider re-ordering the paragraph for clarity to better illustrate the decline in population is based on Census data, but according to the Village Plan Survey the population has increased. The 2011 Census data indicated a population of 486, compared with 493 in 2001. This census data represents a 1.4% decline in population, against an 8% increase on Oxfordshire as a whole. However, In 2013 the Village Plan survey derived an extrapolated total population of the village of 496 indicating a growth in population.	Done								
21	<u>Population compared 2001 v 2011</u>	Check and amend the age range in the table; 20-30 to 20-29	Done								
22	<u>Key Challenges</u> In terms of policies which aim to increase the number of houses and thus the population, the capacity of the sewerage system is a key consideration. In addition, the capacity of the primary school could be a limiting factor for any significant development.	It is not clear where the evidence for your statement on capacity issues at the school originates. The Infrastructure Delivery Plan – Part A October 2017 (see Appendix D, page D2) indicates spare capacity at the school and by using the OCC guideline on pupil places per dwelling (1 place per 4 dwellings). Little Milton should be able to absorb the planned growth (5-10%) without any issue even if a create number of young families moves to the area. Figure 14 Primary school place standards <table border="1"><thead><tr><th>Infrastructure</th><th>Standard</th><th>Per</th><th>Source</th></tr></thead><tbody><tr><td>Primary schools</td><td>25 pupils</td><td>100 houses</td><td>Oxfordshire County Council</td></tr></tbody></table> Page 39, IDP – Part A October 2017. Background document 6 – page 14 Capacity issues for Little Milton	Infrastructure	Standard	Per	Source	Primary schools	25 pupils	100 houses	Oxfordshire County Council	Data corrected and sources quoted
Infrastructure	Standard	Per	Source								
Primary schools	25 pupils	100 houses	Oxfordshire County Council								

Ref	Section/Policy	Comment/Recommendation	Response																														
		<div><p style="text-align: center;">Number of primary school children per new household</p><table><tr><th>New dwellings</th><th>1</th><th>1.2</th><th>1.4</th><th>1.6</th></tr><tr><td>10</td><td>41</td><td>43</td><td>45</td><td>47</td></tr><tr><td>20</td><td>51</td><td>55</td><td>59</td><td>63</td></tr><tr><td>30</td><td>61</td><td>67</td><td>73</td><td>79</td></tr><tr><td>40</td><td>71</td><td>79</td><td>87</td><td>95</td></tr><tr><td>50</td><td>81</td><td>91</td><td>101</td><td>111</td></tr></table></div> <p>The table is unclear and needs explaining how you arrived at these numbers, how does 10 new dwelling each containing one child result in 41, please provide greater explanation for this evidence to be considered valid. The methodology used to show capacity issues varies significantly from OCC guidelines as such more evidence for using it needs to be included in order to justify its inclusion.</p> <p>For the evidence base of the neighbourhood plan to be considered robust, the neighbourhood plan needs to source and date the information supporting/identifying the issues present in this section, i.e. letters from school or County Council confirming capacity issues would support your comments.</p> <p>Please review and amend;</p> <ul style="list-style-type: none">Supporting evidence needs to be justifiable and clear for the neighbourhood plan to be considered robust	New dwellings	1	1.2	1.4	1.6	10	41	43	45	47	20	51	55	59	63	30	61	67	73	79	40	71	79	87	95	50	81	91	101	111	
New dwellings	1	1.2	1.4	1.6																													
10	41	43	45	47																													
20	51	55	59	63																													
30	61	67	73	79																													
40	71	79	87	95																													
50	81	91	101	111																													
23	<p>6. <u>Vision, aims and objectives</u></p> <p>a)We wish to conserve the nucleated nature and the historic character of the village whilst permitting a modest amount of development which is in keeping and character with both the surrounding built environment and the adjacent rural landscape.</p>	<p>Consider rewording text to be more positive, by removing ‘permitting a modest amount’ and also takes a positive approach to the benefits of development through enhancing character.</p> <p>Amend text as below; in order to bring it more in line with objectives in the emerging local plan;</p> <p>We wish to conserve the nucleated nature and the historic character of the village whilst supporting development which is in keeping with and enhances the character of both the surrounding built environment and the adjacent rural landscape.</p>	Done																														

Ref	Section/Policy	Comment/Recommendation	Response
24	<p><u>4.Vision, aims and objectives</u></p> <p>f)As a smaller village with limited facilities, the Local Plan does not identify Little Milton as a sustainable location for significant growth. We believe the current infrastructure and facilities of the village can sustain a 5-10% increase in housing, with one vital exception. The sewerage system in the village is likely to need upgrading before any significant development takes place. In addition, any significant development, particularly if aimed at younger families could be limited by the capacity of the village primary school.</p>	<p>What the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG) say about vision.</p> <p>A vision should:</p> <ol style="list-style-type: none"> 1. Be positive 2. Align with the strategic needs and priorities of the wider local area 3. Be shared by the community – with shared vision and aims 4. Help meet local need 5. Say how a community should develop 6. Make sense to local people <p>The vision should be more positive about the potential of the village looking at what can be achieved not what can't. Consider rewording text to show what development would be sustainable in Little Milton.</p> <p>As a smaller village with limited facilities, the Local Plan identifies Little Milton as a sustainable location for a small amount of growth.</p> <p>The IDP part A; confirms your statement however it also identifies no significant constraints.</p> <p>'Infrastructure and/or treatment work upgrades are required to serve proposed growth, but no significant constraints to the provision of this infrastructure have been identified'.</p> <p>Please consider amending text as below, to show a more positive approach: The sewerage system in the village is likely to need upgrading before any significant development takes place. however, no significant constraints to the provision of this infrastructure have been identified'.</p> <p>Concerning capacity at the school see comment 22.</p>	<p>Done</p> <p>Done</p> <p>Done</p> <p>Done</p> <p>Correlated with Thames Water response</p> <p>Done</p>
25	<p><u>Objective 4.1</u></p> <p>Promote sustainable development which is in keeping and character with both the surrounding built environment and the adjacent open rural landscape and which best meets the housing</p>	<p>Encourage greater conformity with Local Plan objective; and not limit objective to meeting housing need as sustainable development encompasses more than housing.</p> <p>Please amend as follows: Support sustainable development which is in keeping with and enhances the character of both the surrounding built environment and the adjacent open rural landscape.</p>	<p>Done</p>

Ref	Section/Policy	Comment/Recommendation	Response
	need		
26	<u>Objective 6.1</u> Encourage a balanced mix of housing development in terms of size.	Encourage greater conformity with Local Plan Policy H11, Housing Mix Please amend as follows: Encourage a balanced mix of housing development in terms of type and size that meets the needs of current and future households.	Done
27	<u>Objective 6.2</u> Support proposals for small scale employment development within the parish	Adding 'small scale' contravenes existing development plan and emerging local plan. Remove wording 'small scale' as too restrictive. NPPF para 28. Supporting a prosperous rural economy See emerging LP policy EMP11 Proposals for sustainable economic growth in the countryside and rural areas will be supported. Or core strategy CSR2 Planning permission will be granted for proposals which support the economy of the rural areas Amend as follows: Support proposals for employment development within the parish	Done Done
28	7. <u>local plan policies</u> c. Protecting and enhancing the countryside and particularly those areas within the Areas of Outstanding Natural Beauty (AONBs) and Oxford Green Belt by ensuring that outside towns and villages any change relates to very specific needs such as those of the agricultural industry or enhancement of the environment	Other development types are permitted within NPPF, development plan and emerging local plan. NPPF para 89 outline acceptable development Please see emerging LP policies H10, H20, EMP11, EMP12, ENV1 Please amend text as below: Protecting and enhancing the countryside and particularly those areas within the Areas of Outstanding Natural Beauty (AONBs) and Oxford Green Belt by ensuring that outside towns and villages only appropriate development is permitted	Done
29	6 Village Character 6.7 Certain limited types of development are appropriate for sites away from the village and these are defined in the policy.	Please amend text: remove the word limited, as already mentions appropriate Certain types of development are appropriate for sites away from the village and these are defined in the policv. (please see comment 30)	Done

Ref	Section/Policy	Comment/Recommendation	Response
30	<u>Policy LM1</u> E) Development in the open countryside will only be permitted for the following land uses: agriculture, activities ancillary to agriculture, forestry, recreation, sports pitches, flood alleviation, wildlife conservation, wildflower meadows and allotments	Policies in a NP can't restrict development which is permitted in the development plan and by NPPF. Policy LM 1 – criterion E, seeks to restrict the types of development that are necessary or suited to countryside location without having appropriate regard to what is permitted in NPPF and development plan policies. For example, criterion E would restrict the provision of rural exception sites We recommend criterion E is deleted	Done
31	<u>Policy LM 2</u> B Development in the historic core	Please include a map of the Historic Core on its own or on Map 1	Done
32	<u>6.18</u> Any new development, whether this is a 10-house development or a small infill plot needs to respect the heritage of the village and reflect its rural and agricultural history	Its not clear how a new development would reflect agricultural history. Please amend and simplify statement: Any new development, whether this is a 10-house development or a small infill plot needs to respect the heritage of the village and reflect its rural character.	Done
33	<u>Policy LM 3 Design and Character</u> Planning permission will only be granted where proposals are designed to meet the key design objectives and principles for delivering high quality development set out in the South Oxfordshire Design Guide or successor document. In addition, proposals must conform to the Little Milton Village Character Assessment (Appendix A)	Policy should be reworded to comply more with Local Plan Policy DES2; Local Plan Policy DES2, requires developers to demonstrate that the positive features in the character assessment have been incorporated into the design of the development.	Done
34	<u>Local Green Spaces</u> <u>6.25</u> These two sites were selected as meeting key criteria	For clarity add additional text: add site reference from study as follows and number 1 and 2 like in the policy box to ensure a consistent approach; 1. Barn field and Spinney Wells Farm - Site B 2. The Allotments, Wells Farm - Site C	Done
35	<u>Map 3, 4 and 5</u>	Please consider removing Maps 4 and 5 and relabelling Map 3 to include site names, it seems unnecessary to have 3 maps that illustrate same thing.	Not Done as detail of Maps 4 and 5 is required
36	<u>7 Conserving the landscape and environment</u>	Repetition of previous statements regarding development in the countryside and contains	

Ref	Section/Policy	Comment/Recommendation	Response
	<p>7.1. SODC has already determined that, as a smaller village within the settlement hierarchy, Little Milton is better suited to small-scale development. The Local Plan places a high priority on protecting the local environment (Objective 1.2) and new buildings or structures will only be permitted in the countryside and rural areas where there is a demonstrable need for the building and structure and, wherever possible or acceptable, such building or structure should be located close to existing buildings rather than in open countryside. This Local Plan policy contributes to the achievement of Objective 2.1.</p> <p>7.2. The villagers support this policy – the village survey showed a preference for any new development to be either within the village or adjacent to it. In addition, the community places a high priority on retaining the character of the open landscape and preserving local flora and fauna. (Objective 2.1)</p>	<p>incorrect statement regarding what is permitted in rural area, see earlier comments.</p> <p>7.1 and 7.2 are already covered in LM 1 Spatial Strategy and Development Plan and as no policy following this section which directly relates to this text, as such I would advise moving statement to LM 1 and merging with existing text where appropriate.</p> <p>As a result, the Chapter could be renamed Natural Environment as a result of more limited scope of section.</p>	Not Done as additional content added to this section
37	<p><u>Green Belt</u></p> <p>7.3 All land in the parish west of the A329 is Oxford Green Belt [Map 6] which is protected by policies at national and Local Plan level. Development on Green Belt land is only permitted in exceptional circumstances. One such exception applicable to Little Milton is the development of affordable housing for people with a local connection on rural exception sites within the Green Belt</p>	As above this section is not linked to a particular policy box. You could remove the chapter and locate the text elsewhere (i.e. with supporting text for LM1) or If the aspiration after adoption is to pursue a rural exception site, you could include a statement setting out your aspirations.	Left in
38	<p><u>Power lines</u></p> <p>7.19 and 7.20 and supporting map</p>	Dorchester on Thames have been successful in introducing a policy on high quality agricultural land. You may wish to include something similar, however for such a policy to have any weight more detailed maps would be necessary.	

Ref	Section/Policy	Comment/Recommendation	Response
		Dot 7: Agricultural Land Use Proposals for development on land outside the built-up part of the Plan area in the areas shown as Excellent and Very Good on Map 6 will not be supported	New policy and supporting text added
	Power lines 7.19 and 7.20 and supporting map	Similar to comment made for 7.1 and 7.2 (comment 36) this section could be moved to supporting text of LM 1 Spatial Strategy and Development. As they are more suited to that section.	Done
39	Flood Risk Areas Policy LM 5	It is unclear if there a reason the text changes colour in the policy box. Please ensure font, style and colour remain the same unless emphasizing a point.	Done
40	Policy LM 6: Criterion C	Criterion C is possibly counter-productive as appears to limit the scope of the policy to just development along the border of the Nature Reserve, while criterion A considers development likely to result, either directly or indirectly to the loss, deterioration or harm to the BBOWT, Recommend removing Criterion C from policy	Done
41	Policy LM 7 protection views A. Development must maintain the local character of the landscape and not cause unacceptable loss or diminution of significant views. B. Certain views in the parish as specified in the Little Milton Protection of Views Assessment (Appendix C) are of special significance to the local community. Proposals must be assessed in a Landscape and Visual Impact Assessment (LVIA) where they affect the key views identified for specific protection, which are	Consider inclusion with this policy a map with all the important views marked on it NDP policies should be positively worded. Suggest you change this point to be more positively worded as below; <ul style="list-style-type: none"> development should preserve or enhance local character of the landscape and not have a significant adverse impact on important views. In relation to Criterion B: Need to be careful not to add unnecessary burden to planning applications, through asking for LVIA. Independent examiner will need to be satisfied there is robust justification for this requirement.	Done
42	Policy LM 9 -residential parking	Parking provision is managed by the highway authority (Oxfordshire County Council) and	

Ref	Section/Policy	Comment/Recommendation	Response
	<p>A. New residential development (including extensions) that gives rise to the need for additional parking will be permitted only where adequate parking provision is made in line with the parking standards set out in the Local Plan.</p> <p>B. In order to achieve this:</p> <p>1. Priority should be given to the provision of on-plot parking solutions that adequately meet current and likely future needs.</p> <p>2. Where on-plot parking solutions are not practicable or are inappropriate, planning proposals should set out reasonable alternative provision. These might include communal parking areas, garage blocks or parking bays.</p> <p>3. Proposals should also address the need for parking solutions for visitors.</p>	<p>the local planning authority follow their advice.</p> <p>7. Priority should be given to the provision of on-plot parking solutions that adequately meet current and likely future needs.</p> <p>Some thought of how this works in line with policy LM3 - Design and Character - A3 Boundary treatments to the front of properties should be soft (lawn, hedges, trees, planting) and/or low stone/brick walls;</p> <p>Consider how criterion 3 of LM3 would be effected by on plot parking provision, Please review as may require further wording or reference to parking in the Design policy</p>	<p>Done</p> <p>Done</p>
43	Policy LM 11 – Dwelling Mix	<p>Policy is too restrictive, may not be appropriate or achievable. The policy should be reworded to take into account district level need as well as Little Milton's and the communities wishes to promote a mix of house types in any new development – detached, semi-detached and terraced. It should also consider that future needs for housing types and sizes may be different to now, as such specifying such rigid guidelines for housing sizes may not be suitable during the whole life span of the NP. It may also be the case that developments which meet the mix described in LM 11 may conflict with other policies in the plan such as protecting the local character etc.</p> <p>for the reasons above a more flexible approach is encouraged that considers wider issues than just size and type.</p> <p>Suggest Amend Criterion A:</p> <p>Proposals for new residential development will be supported where the mix of dwelling types;</p> <ul style="list-style-type: none"> • is appropriate to the site [In terms of character? Size of dwelling? Type? Please include]; 	<p>Re-written</p> <p>Done</p>

Ref	Section/Policy	Comment/Recommendation	Response
		<ul style="list-style-type: none"> addresses the district-wide shortage of smaller houses and; considers the needs of current and future households in the Little Milton. <p>Proposals that recognise the need for smaller dwellings and comprise single houses, terraced cottages or groups of small detached or semi-detached houses, with a maximum of 3 bedrooms are strongly encouraged.</p> <p>Criterion B - Proposals should provide evidence that the cumulative provision of new housing is in line with the dwelling mix objectives of this plan and Appendix D. this section of the policy is unduly onerous and should be removed.</p>	
44	<p><u>Policy LM 11 -dwelling Mix</u></p> <p>C. Development on rural exception sites that will assist in meeting the assessed need for a further 6 affordable houses for people with local connections will be supported</p>	<p>Criterion C is less detailed than the Exception Policies in the Development Plan for the district (please see policies CSR1 Housing in Villages Core Strategy, Policy H10 in the 2011 Local Plan and H10 from Emerging local plan). Criterion C identifies the need for 6 additional dwellings. As Affordable Housing Needs Assessments tend to have a shelf life of 5 years it is possible that the policy would quickly become out of date.</p> <p>Comments from Development and Housing: 'A rural exception site is usually developed based on demand from a housing needs survey. Development will usually be half of the need derived from the survey. This is due to the long delay in getting a site for development largely due to land availability and willing land owners. It will therefore be very useful to have the support for any rural exception site development other than specifying numbers'.</p> <p>We recommend criterion C is amended as follows: Development on exception sites that are in conformity with the Development Plan will be supported.</p>	Done
45	<p>Policy LM 12: Road Developments Road development or improvement proposals within the parish which require planning consent, where the benefit outweighs the environmental impact and which are designed to mitigate the impact of increased traffic flows through the village will be supported.</p> <p>Road development or improvements</p>	<p>It is clear the intention of the policy is to support a bypass, as the policy only supports development that would direct traffic away from the village. A potential consequence of the policy as worded is that should a delivery of a bypass not be possible any other road improvement to Little Milton that require planning permission would be in conflict with the policy. The NP has clearly set out its support and aspiration for a bypass in Statement 1.</p> <p>We recommend this policy be deleted due to the potential negative consequences of this policy.</p>	Followed OCC advice on this policy

[illegible]

Ref	Section/Policy	Comment/Recommendation	Response
		<p>Employment and Commercial Development</p> <p>11.4. The first preference is for any such employment development to be for offices or professional services. Tourism, small research or light industrial units or business centres were not preferred</p> <p>Would the community be happy with, for example, a barn conversion with 2-3 small offices or a shared working space for home workers? What is their definition of business centre? Would they be in favour of a 2 storey building with small offices? A little clarity on their vision and definition of 'offices' vs 'business centres' would be useful when considering applications for offices in the area.</p>	
49	<p>Policy LM 13: Employment and Commercial Development</p> <p>A. Commercial development will be permitted where there would be no adverse impact on the local area and which comprises:</p> <p>1. alteration or expansion of existing premises or</p> <p>2. the change of use of existing premises; or</p> <p>3. a new development which is located outside the built-up area of the village, which is proportionate in scale and in character with any adjoining buildings or the local landscape.</p> <p>B. The preference for any new commercial development is for office or professional services premises</p>	<p>As currently worded criterion A is unduly onerous,</p> <p>Amend Criterion A as follows:</p> <p>Commercial development will be permitted where there would be no significant adverse impact on the local area and which comprises:</p> <p>the second part seems to suggest that only the development types list 1,2 and 3 are acceptable.</p> <p>the policy lacks clarity and just lists forms of developments</p> <p>Criterion B appears to identify a preference, it would be helpful if evidence could be provided to demonstrate a need for such facilities.</p> <p>Overall the policy appears to lack clarity with regards to what sorts of land uses (ie employment, retail or both) would fall within the criteria for commercial development.</p> <p>Please see comments from the Economic Development Team, (comment 48) which also refers to concerns over the lack of clarity within the supporting text as to what sort of development and what scale would be appropriate and supported by the community.</p>	<p>Done</p> <p>Done</p>
50	<p>14. Aspirations</p> <p>Green energy</p>	<p>2018 Status – on-going. Relevant to NP</p> <p>Could not find any reference to green energy/solar panels or heat pumps within the plan. As such how is the status of this section – On-going. Relevant to NP. Maybe could highlight this better</p>	Amended

OTHER CONSULTEES

See Next Page

	WHO	SECTION	COMMENT	ACTION	STATUS
1	Oxfordshire Clinical Commissioning Group	Section 8	<p>With the large scale housing plans across the county we need to be mindful of the infrastructure services and the effect they and smaller scale housing developments will undoubtedly have on our local health services, in particular the local GP's. We note the plans make little mention of health services that are currently used by residents. Reading through I can easily see why this has not been a high agenda item. Understandably I can see the other challenges around transport, roads, flooding and air pollution are the areas you are focusing on for Little Milton.</p> <p>We note the growth in your area is limited to around 20/50 new builds in line with the SODC local plan. If the local GP practice is able to grow and expand to support the housing growth the CCG would look to both the Parish Council and the Local Planning Authority to consider supporting this new population by negotiating developer contributions either via CIL or Section 106 agreements. Where expansion of the existing GP practice is not viable the CCG will need to consider its options to ensure Primary Care services are available to the new population.</p>	<p>Add an additional paragraph after 8.5 outlining the importance of primary care services and the delivering the required capacity, including CIL or s106 agreements.</p> <p>Update Background Document 6 – Infrastructure & Capacity - to reflect issues of primary care capacity</p>	<p>Done</p> <p>Done</p>
2	Neighbourhood Plan Steering Group	<p>Exec Summary</p> <p>2.13</p> <p>6.3</p> <p>7.5</p> <p>LM 6</p> <p>LM 8</p>	<p>Para 15 – amend to reflect removal of Bypass policy to become a statement</p> <p>Typo – remove extraneous .,</p> <p>Amend 'urban form' to read 'village form'</p> <p>Add remark that occasional flooding does occur</p> <p>Para C wording to be corrected</p> <p>Remove early full stop</p>	<p>To amend</p> <p>To amend</p> <p>To amend</p> <p>To amend</p> <p>To amend</p> <p>To amend</p>	<p>Done</p> <p>Done</p> <p>Done</p> <p>Done</p> <p>Done</p> <p>Done</p>
3	Consultation Event at Village Hall 19-20 Jan 2018	LM 11	<p>Questions were mainly ones of fact or process</p> <p>Comments made concerning provision of 1-bedroom homes for elderly people wishing to downsize</p>	<p>Para 9.6 makes the case for 2- and 3-</p>	<p>Done</p>

				bedroom houses and 9.10 covers houses suitable for people downsizing. Consider LM 11 for 4 dwellings and above adding 1 as well	
4	Neighbourhood Plan Steering Group	2.11	Refer also to Joint Housing Delivery Strategy 2018-33: “Of particular importance is the need to develop much of the future housing in partnership with local people – chiefly in coordination with Neighbourhood Plans which have the potential to make a significant contribution to achieving the aims of this Joint Housing Delivery Strategy.”	Reflect in new sentence in 2.11	Done
5	Natural England		No specific comments to make		Noted
6	Natural England	Section 7	<p>...draw your attention to the requirement to conserve biodiversity and provide a net gain in biodiversity through planning policy (Section 40 of the Natural Environment and Rural Communities Act 2006 and section 109 of the National Planning Policy Framework). Please ensure that any development policy in your plan includes wording to ensure “all development results in a biodiversity net gain for the parish”.</p> <p>The recently produced Neighbourhood Plan for Benson, in South Oxfordshire provides an excellent example. Although the Plan has not been to referendum yet, we are of the opinion that the policy wording around the Environment, Green Space and Biodiversity is exemplar. We would recommend you considering this document, when reviewing yours.</p>	Add new text prior to section on BBOWT nature reserve and add new policies based on Benson example	Done
7	Natural England		Natural England would also like to highlight that removal of green space in favour of development may have serious impacts on biodiversity and connected habitat and therefore species ability to adapt to climate change.	To add additional text	Noted
8	Natural England	Appendix B	Consider inclusion of Green Infrastructure in development plans	Covered by App B. Change title to 'Green Infrastructure and Open Spaces'	Done
9	C Coward	Various	<p>Para 6.4 1st line change 'exiting' to read 'existing'</p> <p>Para 6.15 last line change 'futures' to 'features'</p>	To amend	Done Done

			<p>Para 7.17 spelling – Sinodun is correct version</p> <p>LM 7 – Ditto</p> <p>Also one instance in Views Management Framework</p> <p>8.5c Awkward wording in sentence starting 'Consultation'</p> <p>9.2 remove extra full stop</p>		<p>Done</p> <p>Done</p> <p>Done</p> <p>Done</p> <p>Done</p>
10	Thames Water	Section 4	Thames Water support paragraph 4.1 part (f) which confirms that the sewerage system in the village is likely to need upgrading before any significant development takes place.	Noted	Noted
11	Thames Water	LM 11 and supporting text	Thames Water generally support the section on Sewerage System and Policy LM10. However the way water and wastewater infrastructure will be delivered is changing. From the 1st April 2018 all off site water and wastewater network reinforcement works necessary as a result of new development will be delivered by the relevant statutory undertaker. Local reinforcement works will be funded by the Infrastructure Charge which is a fixed charge for water and wastewater for each new property connected. Strategic water and wastewater infrastructure requirements will be funded through water companies' investment programmes which are based on a 5 year cycle known as the Asset Management Plan process.	Additional wording in text	Done
12	Thames Water	8.11	Amended wording proposed	To amend	Done
13	Thames Water	Water supply	Comment on including water supply	Additional wording?	Done
14	Oxfordshire County Council	Roads & Traffic	<p>Roads and Traffic</p> <p>The draft neighbourhood plan discusses the village priority to reduce through traffic volumes in the village and reduce the number of HGVs. Paragraph 3.9 notes that the A329 carries over 9,000 vehicles per day. A number of houses in the village front the A road and it is at points ill-suited to HGVs.</p> <p>The draft Plan's Aim 5 and associated three objectives, address the issue.</p> <p>Paragraphs 10.1 to 10.21 record the road and transport concerns of the parish. As stated, there are no easy solutions. A weight limit on the A329 has not been achieved as it is designated as an A road providing an important through route for traffic and it would not be appropriate to instead route traffic on B roads. The</p>	Amend wording	Done

			<p>County Council is working with the District Council to assess the potential effects of development nearby at Chalgrove Airfield and at Berinsfield and Culham which raise strategic transport issues, and is also liaising with Highways England to understand proposals as they are developed for the Oxford-Cambridge Expressway. We agree that it is important that Little Milton Parish Council continues to be actively involved in commenting on development proposals where there may be some prospect of funding from development to mitigate the impact of that development.</p> <p>We have no comment on the first part of Policy LM 12 but are uneasy about the second part of the policy. It could be, for example, that proposals to reduce the volume of traffic on the Haseley Road, would in effect re-route traffic to the A329 thereby increasing the volume of traffic on that road, in the absence of a new bypass. It is noted that there are no current proposals for a bypass, any proposal would be complex and expensive, and the County Council does not have funding for this.</p>	Amend or take out 2 nd part of LM 12	Done
15	Oxfordshire County Council	Public Health	<p>Public Health</p> <p>Health and well-being are not specifically mentioned in the draft neighbourhood plan. To help make the case for interventions in the built environment that enable and influence the entire population to make healthier choices, we recommend that the vision and objectives clearly make the case for development that improves the health and well-being of people living, working and visiting Little Milton. This would reinforce the overall vision for Little Milton to be “<i>a desirable place to live for people at all stages of their lives</i>” and is supported by NPPF paragraphs 7, 17 and 171.</p> <p>An overview of current data on the health and well-being status and needs of people living in the Haseley Brook ward which includes Little Milton can be found using Public Health England’s Local Health tool¹. Oxfordshire’s Joint Strategic</p>	<p>Additional section</p> <p>Additional evidence</p>	<p>Done</p> <p>Done</p>

		<p>Needs Assessment (JSNA) provides information about Oxfordshire's population and the factors affecting health, well-being, and social care needs and includes a section on the natural and built environment:</p> <p>http://insight.oxfordshire.gov.uk/cms/joint-strategic-needs-assessment.</p> <p>1 http://www.localhealth.org.uk/GC_preport.php?lang=en&s=129&view=map13&id_rep=r03&sellid0=6099&nivgeo=ward_2016 3</p> <p>Key public health points to highlight throughout the plan would include encouraging the development of an environment which:</p> <ul style="list-style-type: none"> • <i>provides opportunities for people to be more active</i> – Although Policy LM 1 states that development sites should be immediately adjacent to the existing built-up area and be “<i>well-connected to the current built form of the village</i>” what constitutes ‘well connected’ is not stated. So as not to exacerbate existing traffic problems and air pollution, we recommend that this policy cites the need for walking and cycling connectivity to allow short journeys to local amenities and facilities to be made actively. Specific reference could also be made to the need for developing/upgrading walking and cycling infrastructure around the pre-school and primary school (including routes which could be used for park and stride initiatives). This provision could also be used to support retention/improvements to footpaths, the BBOWT nature reserve, playing fields, MUGA and children’s play facilities. • <i>provides opportunities to make healthier food choices</i> - this could be linked to the need to support local shops and retain/expand allotment provision. • <i>fosters good mental health and well-being by increasing opportunities for social interaction/reducing social isolation and loneliness</i> – we support Policy LM 8 which states that community facilities should be “<i>accessible for all members of the community and promote social inclusion</i>”. This could also be used to support the building of smaller houses that are more affordable to local people/younger people and enable older people to downsize and stay in the village. Creating an environment that allows people to be more active will also protect and enhance mental health and well-being. • <i>enables people to maintain their independence for longer</i> – although the plan sets out the desire for a balanced community, Oxfordshire’s population is ageing and the proportion of older people is also increasing. The number of people over 85 	Pro-forma response?	Additional text added
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			<p>is expected to double in the next 10-15 years and although people are living longer they are more likely to experience long term illness and disability. With this demographic challenge in mind, we recommend that consideration is given to specifying accessible and adaptable homes that meet 'Lifetime Homes' standards and considers the needs of older/disabled people, such as step free access, publicly accessible WCs, benches and the replacement of footpath stiles with accessible gates. This would also help support the overall vision for Little Milton to be "<i>a desirable place to live for people at all stages of their lives</i>".</p> <p>The above are supported by NPPF paragraphs 7, 17, 35, 50, 69, 70, 156 and the PPG 'Health and Wellbeing' chapter.</p>		
16	Oxfordshire County Council	Waste	<p>Waste We support Policy LM3 B which states adequate storage space should be provided for bins. This will help ensure that the residents of any new development are able to participate in the district council's waste and recycling collections and help to maintain high recycling rates in the county</p>	No change	Noted
17	Historic England	Exec Summary	We welcome the stated intention of the Plan to conserve the historic character of Little Milton in paragraph 11	No change	Noted
18	Historic England	App A	We also welcome Appendix A: Village Character Assessment but are not sure why this is not specifically identified as a Background Evidence Study.	No change	Noted
19	Historic England	3.2	We welcome sub-paragraph 3.2 a) explaining a little about the history of the village, but we would like to see rather more detail on its historical development.	Additional wording	Additional text added
20	Historic England	3.22	With reference to paragraph 3.22, is the condition of heritage assets in the parish an issue ? Although none of the heritage assets in the parish are currently on the Historic England Heritage at Risk Register the Register does not include grade II listed secular buildings outside London. Has a survey of the condition of grade II buildings in the Plan area been undertaken ?	Not an issue, although not formally surveyed. No change required to 3.22	Noted
21	Historic England	??	Has there been any or is there any ongoing loss of character, particularly within the Conservation Areas, through inappropriate development, inappropriate alterations to properties under permitted development rights, loss of vegetation, insensitive streetworks etc ?		Additional text added

22	Historic England	4.1a	We welcome the statement in sub-paragraph 4.1 a) “ <i>We wish to conserve the nucleated nature and the historic character of the village</i> ”. However, we are disappointed that this is not specifically included in the Vision. We welcome Aim 1 and Objective 1.	Vision cannot be too detailed in wording. It is covered by Aim 1 Objective 1	Noted
23	Historic England	5.2	In paragraph 5.2, we consider that “Conserve and enhance our rich and varied historic assets and their settings” (Objective 7.2 of the South Oxfordshire Local Plan 2011-2033 Final Publication Version) is also of particular importance to the community of Little Milton to achieve Aim 1 and Objective 1.	Add additional paragraph	Additional text added
24	Historic England	LM 1	Policy LM 1 could potentially allow for a significant number of dwellings on sites adjacent to the built-up area – we consider that the first clause is too weak to restrict the number of dwellings (it does not indicate that permission will be refused for further housing development once the cumulative level of new housing development has reached that in the Local Plan policy for a Smaller Village).	Revisit wording of LM1 which has been re-written in any event	LM 1 has been rewritten in any event and covers this point
25	Historic England	LM 1	It is an established principle that a Plan should be read as a whole and all relevant policies considered when determining a planning application. Nevertheless, it is helpful to have it clarified in the policy that any proposals for infill development within the built-up area will be supported <u>subject to other Plan policies</u> , otherwise there could be conflict and confusion between the presumption in favour of development in Policy LM1 and other policies that seek to restrict development to avoid harm to environmental assets. However, it would be even clearer if the policy was to read “subject to compliance with other Plan policies”.	Revisit wording of LM1 which has been re-written in any event. Review other policies	LM 1 has been rewritten in any event and covers this point
26	Historic England	LM1	Also, we are not clear why proposals for infill development are subject to other Plan policies, but not development proposals adjacent to the built-up area or in the open countryside, nor why development proposals not within or immediately adjacent to the built-up area need be consistent only with local development plan policies on local landscape protection and the protection of the natural environment, and not policies for the protection of the historic environment. It would be more consistent if Policy LM1 required all proposals for development to comply with all other policies of the development plan. We are not clear either of the distinction between development not immediately adjacent the built-up area (D) and development in the open countryside (E).	Revisit wording of LM1 which has been re-written in any event. Review other policies	LM 1 has been rewritten in any event and covers this point

27	Historic England	6.8-6.12	We welcome Map 1 and the section on “Conserving our Heritage”. However, there are 29 buildings on the National Heritage List for England within the parish. It would be helpful to say a little more about the conservation area; e.g. when it was designated, whether or not there has been a review of the designation, what its special interest (the reason for designation) is and whether or not there is a character appraisal and/or a management plan for the conservation area.	Amend number of listed buildings. Other comments noted.	Number of buildings amended
28	Historic England	6.8-6.12	<p>Is there a list of locally-important buildings and features ? Non-designated heritage assets, such as locally important buildings, can make an important contribution to creating a sense of place and local identity. Have the Oxfordshire Historic Environment Record and Oxfordshire Historic Landscape Character Assessment been consulted, the former for non-scheduled archaeological sites, some of which may be of national importance ?</p> <p>The National Planning Practice Guidance states “... where it is relevant, neighbourhood plans need to include enough information about local heritage to guide decisions and put broader strategic heritage policies from the local plan into action at a neighbourhood scale. ... In addition, and where relevant, neighbourhood plans need to include enough information about local non-designated heritage assets including sites of archaeological interest to guide decisions”.</p>	<p>No - General coverage in VCA</p> <p>Yes</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p>
29	Historic England	LM 2	We welcome and support Policy LM 2, which puts “ <i>broader strategic heritage policies from the local plan into action at a neighbourhood scale</i> ” (National Planning Practice Guidance).	Good	Noted
30	Historic England	Village Character Assessment	<p>We have previously welcomed the Village Character Assessment as Historic England considers that Neighbourhood Development Plans should be underpinned by a thorough understanding of the character and special qualities of the area covered by the Plan. Characterisation studies can also help inform locations and detailed design of proposed new development, identify possible townscape improvements and establish a baseline against which to measure change.</p> <p>In addition, paragraph 58 of the National Planning Policy Framework states “...</p>	Good	Noted

			<i>neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.”</i>		
31	Historic England	LM 2 & 3	We therefore also welcome and support the section on Design and Character and Policy LM 3 which, together with Part B of Policy LM 2, provides the “ <i>robust and comprehensive policies</i> ” required by the Framework, with the Village Character Assessment providing the required “ <i>understanding and evaluation of its defining characteristics</i> ” underpinning the policy.	Good	Noted
32	Historic England	LM 13	We would prefer to see an additional caveat in clause A3 of Policy LM 13 requiring new employment or commercial development outside the built-up area of the village not to have any adverse impact on heritage assets.	Add wording	Additional wording added to policy
33	Historic England	General	Finally, the preparation of the Neighbourhood Plan offers the opportunity to harness a community’s interest in the historic environment by getting the community to help add to the evidence base, perhaps by inputting to the preparation or review of a conservation area appraisal, the preparation of a comprehensive list of locally important buildings and features, or a survey of Grade II listed buildings to see if any are at risk from neglect, decay or other threats.		Noted
34	Environment Agency	Flood Risk	<p>As noted within the plan, there are areas to the East and South of Little Milton which are within Flood Zones 2 and 3. Development should be steered to areas of lowest flood risk, Flood Zone 1. Development should not increase flood risk, and should seek to reduce flood risk where possible.</p> <p>The Local Authority will be able to advise if there are areas at risk from surface water flood risk (including groundwater and sewerage flood risk) in your neighbourhood plan area. The Surface Water Management Plan will contain recommendations and actions about how such sites can help reduce the risk of flooding. This may be useful when developing policies or guidance for particular sites and sustainable drainage measures can complement other objectives such as enhancing green spaces.</p>	Agree	Noted

35	Environment Agency	Biodiversity	The River Thame and Haseley Brook form the western and southern boundaries and both are landscape features. They are home to rare and protected species and it would be beneficial if the Neighbourhood Plan could build on the protection afforded to them under the Local Plan. We would welcome a Neighbourhood Plan policy for the natural environment that could help protect wildlife in the Parish. It could be used to help form any new developments by setting out requirements to have a net gain in biodiversity and ensuring that any new open spaces created will complement those already in the village and link to the wider countryside through Green Infrastructure.	Echoes Natural England comments at (6). Biodiversity section added to Plan	Done
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APPENDIX L – FEEDBACK FROM SECOND CONSULATION WITH SODC PLANNING STAFF

<p>From: Ryan Hunt SODC</p> <p>I have had a chance to go through the latest version of plan and looks very good. I was very pleased to see that you have taken on board the advice given and it is clear a lot work and consideration has gone in to re-drafting the plan. Overall the amendments made make the plan far stronger by meeting the basic conditions as the latest version has far greater regard to national and development plan policies. I have made a few comments which are attached to this email, most are just minnow amendments for clarity, however, there is potential issue with policy LM 6 Biodiversity and Wildlife Corridors and this has been highlighted in my comments.</p>			
	Policy / Text	Comment / recommendation	LMNDP SG Response
1	<p>South Oxfordshire District Council's Development Plan Para 2.13 The need for the local planning authority to develop much of the future housing in partnership with local people, chiefly in coordination with Neighbourhood Plans, is recognised in SODC's Joint Housing Delivery Strategy 2018-2033.</p>	<ul style="list-style-type: none"> Official name of document Joint Housing Delivery Strategy For South Oxfordshire and Vale of White Horse 	Text amended
2	<p>High Grade Agricultural Land Para 6.12 Agricultural Land Classifications are published by Natural England. Much of the open land in the parish which lies outside the flood plain is High Grade Agricultural Land. Such land is assessed as Excellent (Grade 1) or Very Good (Grade 2) – see Map 5. The parish of Little Milton lies within one of only two significant areas of high grade 1 agricultural land in South Oxfordshire.</p>	<ul style="list-style-type: none"> Amend text to be clear you are referring to Excellent Grade 1 land. 	Text amended
3	<p>Wildlife and Biodiversity Para 8.3 The village sits in an area of open farmland and is fortunate to have the BBOWT</p>	<ul style="list-style-type: none"> Where has the information for the importance of these areas as conservation interest come from? 	

	<p>Wells Farm Nature Reserve immediately adjacent to the village on the north-eastern side. The parish has no SSSIs or European sites designated for wildlife interest.</p> <p>Nevertheless there are several specific areas of habitat within or adjacent to the main built area which are of conservation interest. The stream which runs immediately to the east of the village is of particular importance. Some of the larger gardens in the village, several of which also have ponds, are also important wildlife sites. Dry stone walls, hedges, lines of trees, gardens and paths link different parts of the village and form wildlife corridors.</p>	<ul style="list-style-type: none"> Have you sought information from Thames Valley Environmental Records Centre?, they will be able to provide information on habitats, http://www.tverc.org/cms/ Consider an additional background paper to support the policy, highlighting the ecological value of the area. 	<p>TVERC biodiversity report obtained Apr 2018</p> <p>Background Evidence Study – Biodiversity and Wildlife added..</p> <p>Text of NDP amended accordingly to include habitats and new maps added.</p>
4	<p>LM 6 Biodiversity and Wildlife Corridors</p> <p>1. Development proposals should maintain and enhance existing on-site biodiversity assets, delivering biodiversity 'net gain' (see Note) in line with the Development Plan and provide for wildlife needs on site where possible. On site biodiversity enhancements such as new roosting features for bats or nesting features for birds should be incorporated into the fabric of the development. For smaller sites, a contribution to biodiversity enhancements elsewhere in the parish may be made.</p>	<ul style="list-style-type: none"> Is the inclusion of this policy a direct result of a response to the consultation? What mechanism is in place to achieve the above? What form will take? See text form Emerging LP – Policy ENV3 biodiversity – non designated sites, habitats and species; <p>Development proposals which would result in a net loss of biodiversity will only be considered if they can demonstrate that alternatives which avoid impacts on biodiversity, such as avoidance and on site mitigation, have been fully explored. In the absence of alternative sites or layouts, development proposals must include adequate</p>	<p>Text amended after further consultation</p>

		mitigation measures to achieve a net gain of biodiversity. Where harm cannot be prevented or adequately mitigated, appropriate compensation measures will be sought, as a last resort, through planning conditions or planning obligations (depending on the circumstances of each application) to offset the loss by contributing to appropriate biodiversity projects to achieve an overall net gain for biodiversity.	
5	Map 13 – Protected Views	<ul style="list-style-type: none"> Can the visual splays on the map be made more transparent, or the other features on the map be made to stand out more?, in order to make it clearer what area of village is affected. 	Map edited
6	<p>9. INFRASTRUCTURE AND CAPACITY</p> <p>The capacity of the GP practice which serves the village (Morland House), and which is located in Wheatley, 3.8 miles from Little Milton, must be taken into account before approving significant development. Whilst the practice can absorb the additional patients resulting from moderate development in an individual village, Oxfordshire Clinical Commissioning Group has advised that the practice may not be able to absorb the cumulative effect of development taking place across the range of 20 settlements served by the practice. SODC's Infrastructure Delivery Schedule identifies a need to expand or reconfigure Morland House Surgery to cope with currently-planned cumulative development. CIL or s106 funding may be required.</p>	<ul style="list-style-type: none"> Can you add a footnote to the bottom of the page to indicate when/where they advised this? As you have done on the Part 5: Infrastructure and Capacity document. 	Reference added to text
<p>Reply from Barry Coward to Ryan Hunt</p> <p>LM 6 has been included in the redrafting following the response received from Natural England, copy attached. You will see that they recommended following what had been included in Benson's NDP.</p>			

Follow up comment from Ryan Hunt			
I have discussed the policy further with colleagues here and have a couple more recommendations.			
7		<p>Follow up comments to redraft LM 6</p> <p>1. Development proposals should maintain and enhance existing on-site biodiversity assets, delivering biodiversity 'net gain' (see Note) in line with the Development Plan and provide for wildlife needs on site where possible. Where appropriate on site biodiversity enhancements such as new roosting features for bats or nesting features for birds should be incorporated into the fabric of the development. For smaller sites, a contribution to biodiversity enhancements elsewhere in the parish may be made.</p> <ul style="list-style-type: none"> • Add the words Where appropriate to second sentence, as not all development types would enable biodiversity enhancement. Caveating the policy would be beneficial as would avoid unnecessary requirements on some development types. • Delete final sentence in first paragraph For smaller sites, a contribution to biodiversity enhancements elsewhere in the parish may be made.. all sites can in some way contribute to biodiversity enhancement, so it is not necessary for schemes to contribute "to biodiversity enhancement elsewhere in the parish". In any event strategic habitat creation, 	Wording amended as suggested

		enhancement and restoration projects are already in the Regulation 123 list and can be funded through CIL payments.	
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