

DORCHESTER-ON-THAMES



NEIGHBOURHOOD DEVELOPMENT PLAN 2017 to 2033

Consultation Statement Including Appendices
August 2017

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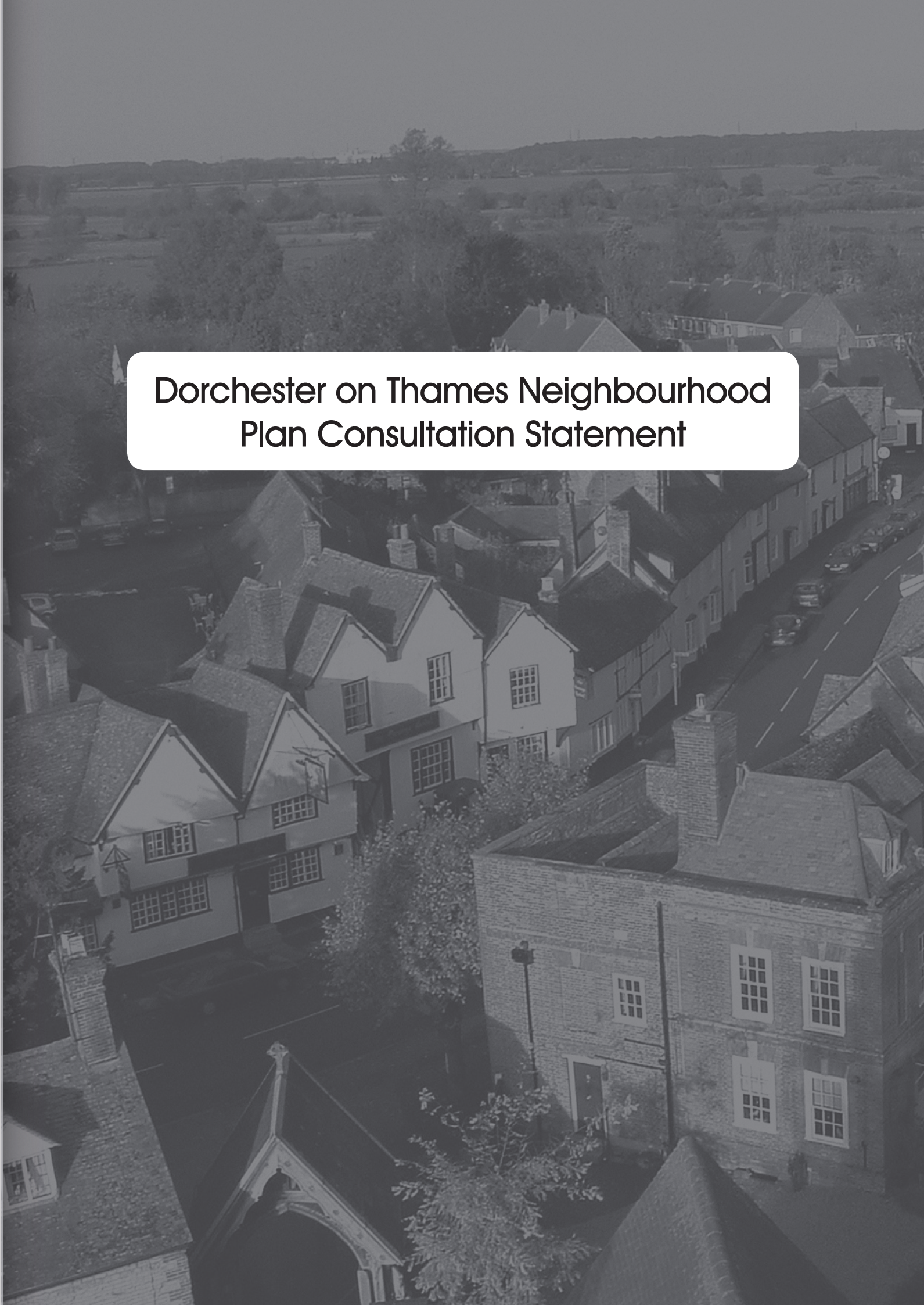
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An aerial photograph of a residential area in Dorchester on Thames, showing a mix of historic stone buildings and modern houses, with a church spire visible in the lower foreground.

Dorchester on Thames Neighbourhood Plan Consultation Statement

Consultation Statement

1. Introduction

This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012. Section 15(2). Part 5 of the Regulations sets out what a Consultation Statement should contain:

- details of the persons and bodies who were consulted about the proposed Neighbourhood Plan;
- how they were consulted;
- the main issues and concerns raised by the persons consulted;
- how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.

2. Community Planning Refresh

In 2012 the Parish Council conducted an internal review of the 2005 Parish Plan which had been highlighted in the Dorchester News and distributed to all 500 households in the village at the time. Various issues were still being progressed by the parish council, but wider development issues were also being raised, and the council looked into the possibility of producing an updated village plan. The Parish Council commissioned Oxfordshire Rural Community Council (now called Community First Oxfordshire) to undertake an Affordable Housing Needs Survey in September, ready to report at a public meeting the following month (Appendix 1).

Initial Public Consultation

A public meeting on 20th October 2012 was facilitated by Anton Nath from ORCC and was advertised via ORCC leaflets inserted in the parish magazine (Dorchester News) and A4 posters throughout the village.

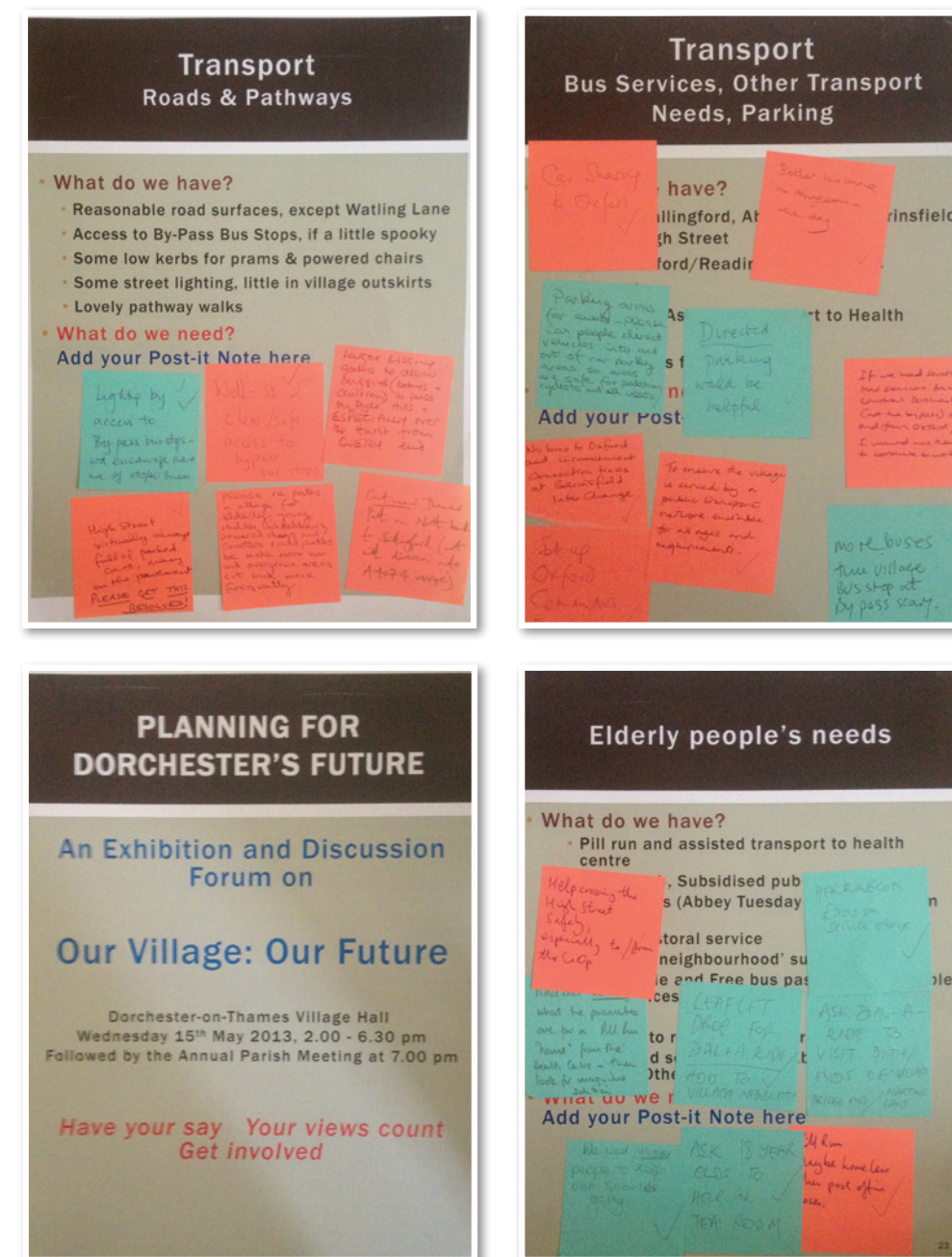
80 attendees were introduced to the concept of Neighbourhood Planning and invited to participate in an interactive questionnaire by sticking post-it notes on "Issue" boards which arose from the old Parish Plan and the subsequent work by the parish council. These were then carefully collated and summarised (Appendix 2). The results indicated housing (affordability, size and location) and the environment (rural and built) to be the main issues, plus many other items that were being addressed, first by the Parish Plan, and subsequently by the Parish Council.

Attendees (and afterwards the wider village) were asked to volunteer and a new project Steering Committee was formed, with their first meeting on 12th December 2012.

The Committee comprised 14 members, 7 of whom were from the parish council. As village planning had changed since the old Parish Plan, there was a choice between a Community Led Plan (CLP) and Neighbourhood Development Plan (NDP). In view of the different areas of focus, it was decided to initiate both a CLP and a NDP, with the steering committee split into two, with the NDP committee being chaired by Councillor Mark Stevenson.

A community engagement strategy set out the main communication activities that would be undertaken during the preparation of the Plan, and the stakeholders that should be addressed, including:

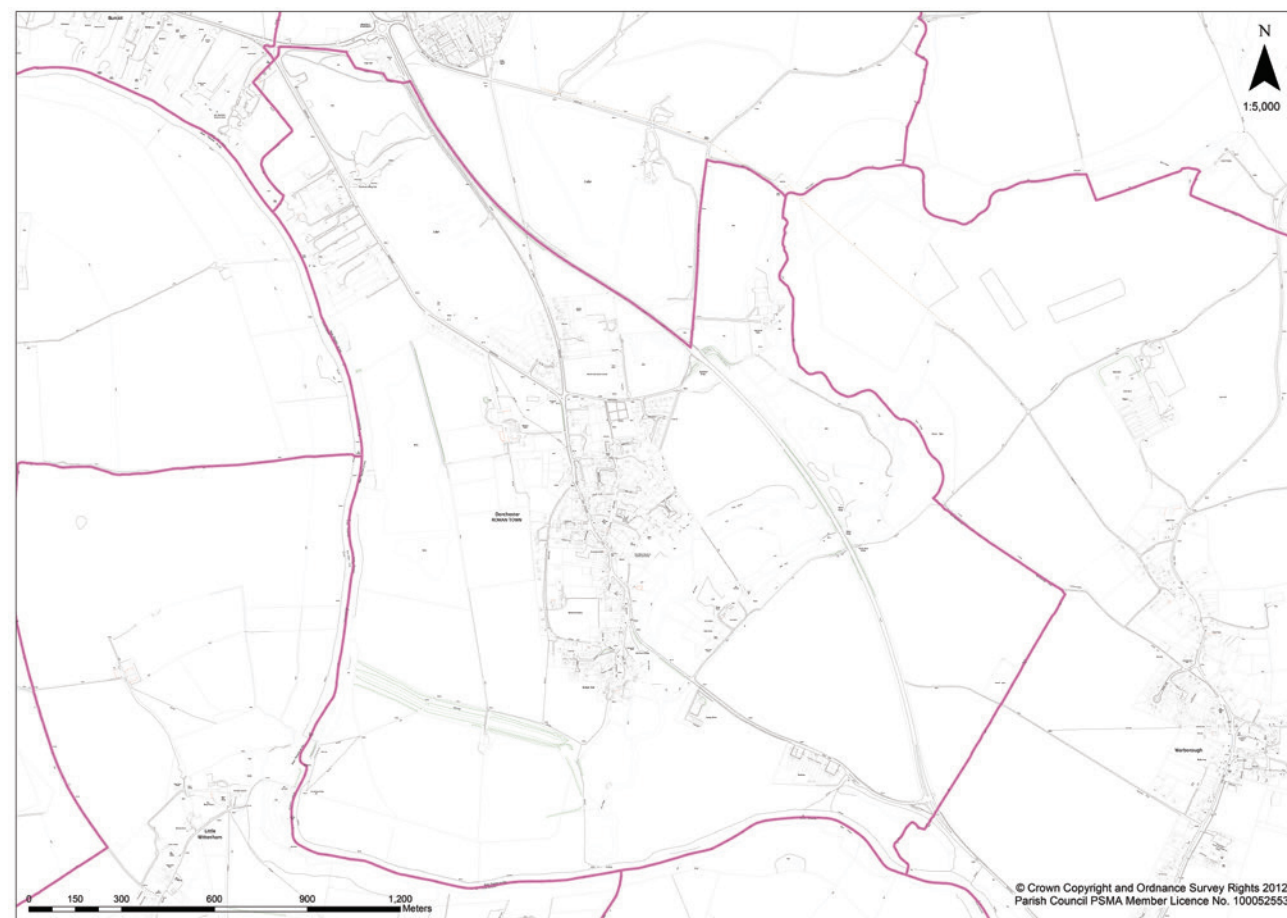
- residents;
- businesses;
- developers;
- local government; and
- community groups.



3. NDP Launch

In the light of the NDP having legal status which the CLP did not, it was eventually recognised that it would be impracticable to move both projects along at the same time, that priority should be given to the NDP and that effectively work on CLP be formally deferred with a number of the projects being progressed individually. It was decided to formally apply to South Oxfordshire District Council (SODC) to register a NDP. This update was discussed at a public meeting on 15th May 2013, prior to the Parish Council Annual Parish Meeting.

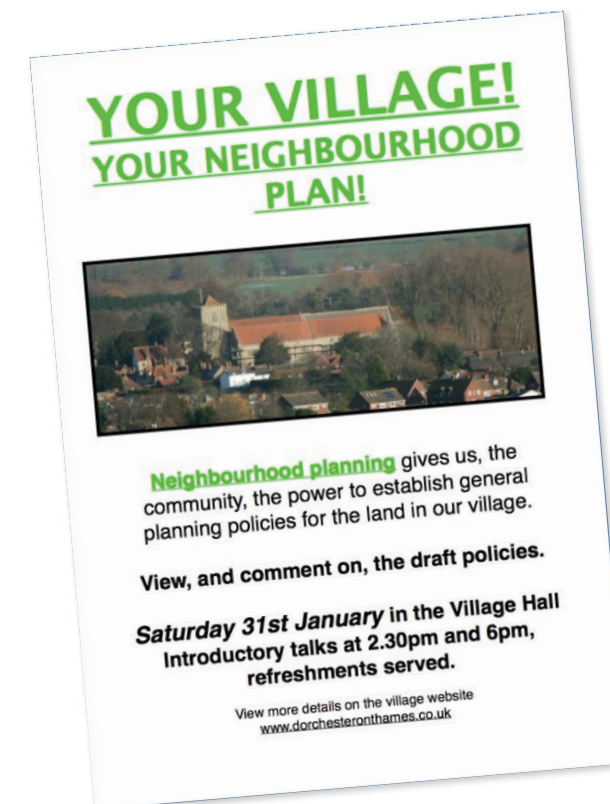
On 7th June 2013 SODC gave approval to the neighbourhood area being defined as the whole parish of Dorchester-on-Thames per the designated map below.



4. Public Consultation

First Draft

Useful feedback came from a public meeting held on 31st January 2015 which opened with a poster display and a PowerPoint presentation of the plan including draft policies for each subject area. The feedback was drawn together in detail and summary form to provide the basis for careful review and further modifications to the Plan. Appendix 3 contains the responses at the meeting and Appendix 4 contains comments from those unable to attend but who reviewed the policies at a later date.



Demesne Field

Dorchester on Thames is washed over by the green belt, but a public meeting was called on 14th January 2016 to discuss the potential implications of a green belt review by SODC which included a recommendation to remove the 35 acre Demesne field from the green belt.

99% of attendees were against the suggestion that it should be removed from the Green belt so the committee moved on towards obtaining formal approval of the Plan as quickly as possible.

Dorchester News

In order to involve as much of the community as possible throughout all stages of the Plan development, a programme of continuous communication of progress was put in place.

Dorchester News is a free publication delivered to all households in the village ten times a year. It has carried regular updates, both by short summaries of progress and by way of a reserved special green high profile page reporting decisions and key policy issues in between the village meetings.

Committee Meetings

Committee meetings occurred regularly, with progress (or otherwise!) reported back to parish council meetings each time.

NDP members have attended some invaluable formal presentations:

- CPRE (Didcot) - 'Neighbourhood plans – Getting started workshop;
- 11.12.13, Eland House, London, Department for Communities and Local Government (well attended by NDP groups from all over The country);
- 23.04.2013 Brookes University workshop on Neighbourhood Planning

These have all offered sensible guidance (e.g. be brief, be positive, keep the local community fully informed, interact with District Council staff) and provided good opportunities for networking.

SODC has maintained a close interest as the draft Plan has evolved, attending many of the committee meetings and providing suggestions for improved content and presentation, with particular regard to conformation with existing National and Local plans. NDP members’ personal networks have provided information from other villages (e.g. Great Coxwell, Woodcote) and specialist bodies (e.g. Dorchester ‘s Hurst Water Meadow Trust, Earth Trust, Environment Agency, Historic England etc.).

Village Website

The website has carried updates and draft versions of the plan, together with consultation notices at: www.dorchester-on-thames.co.uk/information/neighbourhood-planning/

5. Statutory Consultation

Regulation 14 Pre-Submission Consultation 2016

The Neighbourhood Plan Steering Group finalised the Draft NDP in March 2016 and the Regulation 14 Pre-Submission Consultation ran for a six-week period from 30th March 2016 to 11th May 2016.

The consultation was promoted through the village website, notices in the Dorchester News and posters on the village notice boards.

Copies of the plan were made available on the village website at: <https://www.dorchester-on-thames.co.uk/information/neighbourhood-planning/> and at the parish clerk’s office in the High Street.

Copies were emailed to the following statutory bodies:

Oxfordshire County Council	planning@oxfordshire.gov.uk
South Oxfordshire District Council	planning.policy@southoxon.gov.uk
Berinsfield Parish Council (adjacent parish)	berinsfieldpc@aol.com
Warborough Parish Council (adjacent parish)	clerk.warborough@btconnect.com
Brightwell-cum-Sotwell Parish Council (adjacent parish)	bcsparishcouncil@googlemail.com
Little Wittenham Parish Council (adjacent parish)	littlewittchair@gmail.com
Long Wittenham Parish Council (adjacent parish)	www.longwittenham.com
Clifton Hampden Parish Council (adjacent parish)	anne@greystone.demon.co.uk
The Homes and Communities Agency	mail@homesandcommunities.co.uk
Natural England	consultations@naturalengland.org.uk
The Environment Agency	enquiries@environment-agency.gov.uk
Historic England	southeast@historicengland.org.uk
Highways England	info@highwaysengland.co.uk
Soha Housing	SLynch@SOHA.CO.UK
Thames Water	developer.services@thameswater.co.uk

Very little feedback was received, other than from SODC (Appendix 5). SODC's comments led to a lengthy period of discussion over the issue of nominating potential development sites in a village that was entirely in the Green Belt.

Regulation 14 Pre-Submission Consultation 2017

It was eventually decided to remove nominated sites from the plan. The committee felt that this was such a significant change that it was appropriate to re-run the Pre-Submission Consultation, which ran for a six-week period from 27th March 2017 to 8th May 2017 using the same communication methods as in 2016 and to the same statutory consultees.

Feedback was received from some members of the public, from statutory bodies and from a local pressure group formed in response to footpath and access issues on Bishops Court Farm that first arose in November 2016.

This feedback was carefully reviewed and the draft plan modified as appropriate. Individual comments, and the changes to the plan - if any - that were made as a result of comments from residents, employers and consultation bodies, are contained in Appendices 6 & 7.

Extensive detailed feedback was received from SODC covering:

- structure of the Plan documentation;
- drafting;
- legality, practicality and reasonableness of the proposed Policies;
- consistency with the Adopted Local Plan; and
- points of detail.

The issues were addressed by redrafting of the Plan documentation, redrafting (and in one case, deletion) of Policies, and provision of additional detail in the Plan and its supporting documents. SODC feedback is Appendix 8.

6. Issues Raised

The dominant issues identified in the 2012 public meeting were parking, broadband, affordable housing and concern around preserving the local environment.

The Parish Council expected that the provision of affordable housing would be raised, as it had been an issue for some time. As already mentioned, the Council had commissioned a housing needs survey to try and quantify need and assess the level of support (Appendix 1) and presented findings at the meeting.

The survey had 263 responses and highlighted the high proportion of owner-occupied 3 and 4+ bedroom houses. 76% of respondents supported small-scale development of affordable properties, but the issue of local allocation was raised as a requirement.

Only 12 respondents indicated a housing need, and only 2 were on the SODC housing list. While some felt that this effectively killed off the subject, others felt that the stock of smaller properties would only get smaller as extensions to older smaller properties became more commonplace. The lack of affordable housing would only get worse and needed addressing.

Discussion started around the definition of "affordable". The National Planning Policy Framework definition is "Affordable housing is social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market." However, some respondents felt that the provision of "relatively affordable" 1 and 2 bedroom properties on small developments would help meet village needs, so it became important to differentiate between the legal and the colloquial use of the term.

The Housing Survey suggested some sites as suitable for future development, and these were later assessed by SODC and fed into the draft NDP presented for consultation in 2016.

Built and Natural Environment

Dorchester has an extensive history, is quite picturesque, and has been used as locations in various TV episodes and films. The centre of the village is a conservation area. There was a general feeling for the need to conserve and preserve the character of the village

How Issues Were Taken Into Account – First Draft

Many issues raised in 2012 did not materialise in the 2015 draft policies. There were various reasons for this: events overtaking the issue, for example the creation of the Better Broadband for Oxfordshire initiative, which planned to deliver fibre broadband to the village by late 2015; issues falling outside the remit of a NDP, for example the withdrawal of the post office; issues being addressed separately by the parish council, for example threat to bus routes in the village. The public briefing in May 2013 marked the official start of the NDP process.

Issues raised at the 2012 public meeting that were appropriate for a NDP were directly fed into draft policies that would not just preserve the character of the village but would also lay guidelines for future growth and change.

Draft policies were then tested at the public meeting in January 2015 and amendments made where there was strong consensus.

Built Environment

The 2012 meeting showed that preserving the historic nature of the village and the conservation area was important to residents and the draft policies reflected this, and scored very high levels of approval.

Natural Environment

The 2012 meeting also generated many comments about the green spaces and the walks down to the river Thames, and policies were developed to reflect this and the general need to retain the nature reserves and even expand wooded areas. At the 2015 meeting, these policies all scored over 90% approval.

Housing

The definition of affordable housing again arose, and there was also some feeling against social housing development, with some respondents feeling that there was ample social housing in neighbouring Berinsfield that was close enough to resolve the issue. However, 61% of respondents at the meeting supported a high level of affordable housing allocation on new developments.

Housing policies that supported the character of the village scored much higher, although there was some resistance to the provision of 1 or 2 bed properties. The steering committee was reminded that there was a need for 3 and 4 bed affordable properties as well as the 1 and 2 bed.

Economy

Policies supporting the local businesses and tourism scored very highly. While there was focus on the high street, it was felt necessary to remind villagers that there are three working farms in the parish, as well as light industrial units across the by-pass at Queenford Farm.

Tourism & Leisure

Again, policies supporting tourism and leisure were well supported, recognising the positive impact of the Abbey. Mitigation of parking was again raised.

How Issues Were Taken Into Account – Subsequent Drafts

The period from the public meeting in January 2015 to the regulation 14 consultation in spring 2016 was taken up in redrafting policies to reflect public comments but also in response to guidance from SODC.

Regulation 14 Pre-Submission Consultation 2016

The key impact of this consultation exercise was the incorporation of more detailed suggestions from SODC.

The issue of trying to be pro-active in guiding development in a parish washed over by the Green Belt resulted in a decision to remove from the NDP details of four sites that might be suitable for small-scale development and the notes on three further sites examined and rejected by the committee.

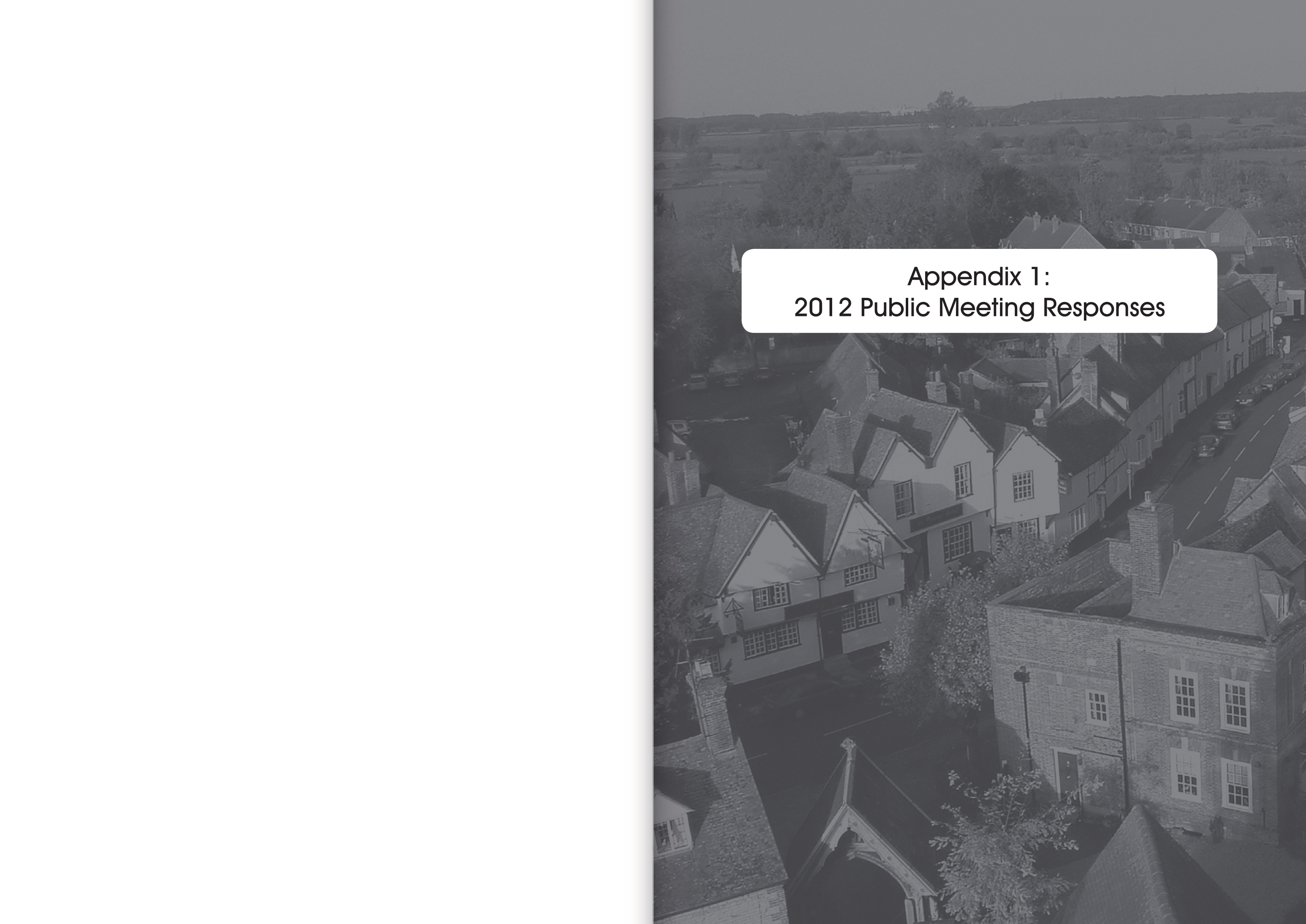
Regulation 14 Pre-Submission Consultation 2017

The removal of suggested sites was felt to be a significant change, warranting a new period of formal consultation. Responses were received from statutory bodies and the public.

Detailed suggestions were made by SODC. Almost all were adopted as suggested, and some further amendments were made based on other feedback.

7. Conclusion

This Consultation Statement and the supporting documents in the Appendix to this Statement are considered to comply with Section 15(2) of part 5 of the 2012 Neighbourhood Planning Regulations.

An aerial, grayscale photograph of a historic town. In the foreground, a large, multi-story brick building with many windows is visible. To its left, a church with a prominent spire is partially seen. The town is densely packed with houses and buildings, and a street with parked cars runs through the middle ground. The background shows a line of trees and a distant horizon.

Appendix 1: 2012 Public Meeting Responses



BUSINESS & ECONOMY



Communications a major issue—New section 'IT & Communications'



Support local businesses eg (P.O. - Co-Op - Krusco) more
Keep Post Office
Co-Op
Keep our Post Office please
The Co-Op

[Wireless cover Broadband and Mobile

Better Broadband See also IT &

Better Broadband Communications

Broadband

Broadband

Broadband

Improved Broadband access

Speed of Broadband

Broadband very slow

Faster Broadband

Faster Broadband please]

[Additional retail See also : Community

Retail opportunity Buildings & Facilities

Post Office]

WISH LIST

[Continued support for local Post Office

Could do with a Post Box near Herringcote

Shop and Post Office—preserve]

[We want much BETTER BROADBAND

Increase Broadband speeds

Fast Broadband

Fast Broadband

Faster Broadband

Better mobile signal but without towers!]

Compulsorily purchase space/land/building for businesses

[More discussion at Parish Council. Less formality & adherence to the minutes

Parish Councils Meetings—Suggest wine & cheese to help attendance]

See also : Community Buildings & Facilities

See also : IT & Communications

Agenda ??



COMMUNITY



Overlap with Community Buildings & Facilities



Unspoilt village
Clean and safe
Shops & P.O. & Hotels
Coop & Post Office
The Catholic Church
Volunteers
Volunteers
Abbey/Museum
The Abbey
The Abbey
The voluntary work initiated & run by the Abbey
community
Abbey
Abbey spirit
Dorchester Abbey & activities either generated
from there or hosted by
Sense of community
Local community
Good community

Community
Friendliness
Community spirit
This is a very caring community!
Sense of community & variety of clubs, societies
& activities
A welcoming place for newcomers
Friendliness
Friendly & busy
Friendly people
Lots going on, clubs, pubs, events, vibrant
community
The number of societies e.g. Golf, drama, arts,
book club, allotments
Plenty of activities going on
Diversity of activities e.g. archaeology
Affordable accessible amenities such as—hall—clubs
—societies



Publicity of village events (need emails)

[Facilities for teenagers]

See also : Recreation & Leisure

[Improve the Post Office

The Post Office]

See also : Community Buildings & Facilities

WISH LIST

Better/closer working relationships with neighbouring villages

[Lift share opportunities esp local lifts]

Transport

Discussion between neighbouring council plans so 'problems' are not parked on boundaries



COMMUNITY BUILDINGS AND FACILITIES



Just the right facilities for small village
Drama group
Abbey
The Abbey—not just as place of worship, but
heritage and venue
Multi-use Abbey
Mobile library service
Historic central area/Abbey
[Playground] See also : Recreation &
Sports facilities Leisure
Tennis courts]
Allotments
The allotments
Lily's
Lily's
Lil's
Pubs and restaurants
Pubs

Village shop
Keeping a Post Office
Post Office
Shop and Post Office
Keep Post Office
Shops, Co-op and PO
Co-op
The Co-op
Co-op
Only one shop—Co-op
Opening times of local shops
Village Hall
Village Hall
Village Hall
Village Hall
Village Hall
Abbey Guest House
Community spirit



[Bus service through the High Street]
[Lack of litter bins
Bin collections Green (recycling) should be every week]

See also : Roads, Traffic & Transport
See also : Environment

WISH LIST

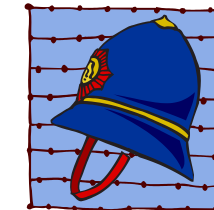
[Litter campaign]

See also : Environment

(involve new volunteer teams—become parish council sub committee)



CRIME AND SAFETY



Low crime area
Low crime area
Safe feeling
Minor crime
Neighbourhood Watch
Neighbourhood Watch

[Public toilets] See also : Environment

Concern about personal safety eg on Hurst

[Double yellow lines on High Street by HAIR and
across street where pavements are narrow]

See also : Roads, Traffic & Transport

Added by PC for info

PCSOs - Regular presence

Regular bulletins

101 number



EDUCATION



School
Local school and pre-school
Like local school and pre-school
Pre-school
Primary school
[Groups and Societies] See also : Community

[Broadband
Broadband]
See also IT & Communications

WISH LIST



ENVIRONMENT



Attractive village core
Beautiful place to live
Walks / River
Plenty of good walks nearby
Hurst Meadow
Hurst Meadow
Hurst
Countryside and access
Countryside
Maintain green areas around village
The Bypass

[Relative lack of crime or anti-social behaviour]
See also : Crime & Safety

Clean and maintained
No expansion of parish boundary
Size
Green spaces all around village
Historic buildings and countryside
Community spirit
No litter, thanks

Weeds & untended grass verges & paths
Litter on all country lanes, pathways (campaign)
Loss of river energy at Overy
Overy Mill preservation
More bins for doggie poos
Dog mess
Access to lakes

[Car parking in High Street
Parking
Street Parking
Address the problem of parking in the High
Street & Queen Street
Noisy Bypass
Watling Lane road surface]
See also : Roads, Traffic & Transport

Litter by the Bypass bus stop
Litter after busy weekend in village (probably
visitors!)
Loss of energy at Day's Lock (Water Power)

WISH LIST

River: flood control and navigation
[Issues: New build houses must adhere to present feeling of the village] See also : Housing
Buildings: tight control of ???????????]
Schedule regular (4/year?) meetings with ORCC
At least 22 houses in Abingdon Road DO NOT have mains drainage
Yet less gravel on the footpath along Dorchester cemetery—especially the upper (end half) towards the
Rec
[Double parking need restriction] See also : Roads, Traffic & Transport
CAR PARKING—double yellow lines needed AND POLICED! - even by Traffic Wardens
Double yellow lines between the COOP and the Thame Bridge on one side of the road
Please can we push for double yellow lines in the High Street on one side. The excuse for police not
monitor it is rubbish
We have lived here for 45 yrs & love the village but the parking has ruined this village., I am now an
old lady and find that moving around is a problem!!! Buses have a great problem getting down the
High Street & soon they will cease to come through. This is a major PROBLEM. More help for the el-
derly please.



HEALTH AND WELFARE



Pill run

'Pill Run' Service to local health centre

Health facilities locally very good

Care for aged hoping to stay in their homes



No Doctor

Health care for elderly

WISH LIST

Help the Aged

Help the elderly

[Development of residential facilities for the elderly with care so they may stay in village]

See also : Housing

[Pedestrian crossings—by the COOP!]

See also : Roads, Traffic & Transport



HOUSING DEVELOPMENT



Affordable housing

Yes with good design

Affordable housing

Affordable housing

General architecture of High Street

Limit on size of house conversions

Very limited housing development

Lovely old buildings



Threat of extra housing without necessary facilities and backup

Don't implement current central government planning proposals on extensions etc

No housing on greenfield sites

Participate in some form of affordable housing scheme for younger residents

Affordable housing need more

Shortage of affordable housing

Diversity of population

Plans for extra retirement homes

Condition of homes in some parts

Energy efficient housing

Affordable housing for the young

WISH LIST

Affordable housing for village children

Housing for many

New houses

Affordable housing in Abingdon Road

Affordable housing this decade

Affordable housing

Affordable for young families

Affordable housing

Affordable housing

Affordable housing

Survey of available site for housing

NIMBY

More young families

[Personal request:

More lowered kerbs for prams, pushchairs and powered chairs. Getting over anything over 11/2 inches (with no '????' in front) has cost me several hundred pounds in repairs to my electric chair]

See also : Roads, Traffic & Transport



RECREATION & LEISURE



Abbey community and concerts
Availability of allotments
Allotments community
[Village hall
Service behind the village hall bar]
See also : Community Buildings & Facilities
Recreation ground
Rec
Rec
Co-op
Tennis club
Cricket club
Ability to participate in many activities
[Well marked & well maintained footpaths
Countryside
Nice walks around village
Open access to fields & Dyke Hills
Hurst
The Hurst]
See also : Environment
Noisy water sports



[Pavilion- needs not met
Sports pavilion needs improvement]
See also : Community Buildings

[Broadband
Broadband
Broadband
Broadband speed]

See also : IT & Communications

Leisure facilities for teens

[Conservation area
Foot paths and their signage]
See also : Environment

WISH LIST

[Broadband speeds
Village intranet]
[Cycle routes
Cycle routes]

See also : IT & Communications

See also : Roads, Traffic & Transport

Warm outdoor swimming pool—by Tim and Sam Waller age 8



ROADS, TRAFFIC & TRANSPORT



Speed limit in Queen Street
Buses on Bypass
Safety Issues



Use Marshalls to direct traffic to car parks during events at the Abbey
Encourage/expand use of Bridge Meadow car park
Parking for visitors of Dorchester need more space
Visitor parking
Street parking
Parking
Parking during EVENTS Not normally a prob
Car parking areas
Visitor parking
Visitor parking
Visitor parking
Consider traffic calming measures for High Street
FOR VILLAGE PLAN Install 20 IS PLENTY speed signs
Congestion on High Street
Traffic speed & volume
Speed limit through High Street
Speed in High Street
Abingdon Road speeding >60mph
Poor street lighting outskirts of village
Parking in Queen St. at beginning & end of school day.
An accident waiting to happen
Remove access to A4074 from road to Berinsfield
Separate signed pathway which ends on A4074.

Death waiting
Put pavement on south side of Abingdon Road adjacent to Bells garage
Watling Lane road surface
Watling Lane road surface
Surface of Watling Lane
General untidiness of verges footpaths & bridge approach
Narrow footpaths Abingdon Road (mother & child nearly knocked over on 18 Oct 12)
[Better cleanliness of streets particularly Abingdon Road]
See also : Environment
Need safer cycle paths
Cycle links
Buses in village
Buses in village
Lane to bypass bus stop too spooky
Public transport must continue jikes
Access to & from bus stops on bypass—lighting, surfaces, landscape
Public transport
Public transport
Public transport
Bus service to Oxford

WISH LIST

Speed limit through High Street
Direct bus to Oxford
Restrict parking in High St to allow fast buses to come through the village
Car parks off the High Street
Parking—need to control it (put it out of sight)
Parking controls with all yellow lines
ISSUES: POLLUTION: Noise—traffic—air traffic
Buses

Bus service through village ? X39/40 through village as X40 through Woodcote
Transport through village
Some X39 buses to pass through village
INCLUDE IN PLAN Score map of condition of Dorchester roads
Access to & from X39 stop on the bypass
Parking
Parking in High Street needs resolving

MAJOR ISSUES

<i>Parking</i>	24
<i>Broadband</i>	23
<i>Affordable Housing</i>	17
<i>Post Office</i>	12
<i>Community</i>	10
<i>Village Hall</i>	7
<i>Speed Limit</i>	7
<i>Elderly</i>	6

An aerial photograph of Dorchester, Dorset, showing a dense cluster of historic stone buildings with tiled roofs. A white rounded rectangular box is superimposed on the right side of the image, containing the title text. The background image is in grayscale.

Appendix 2: Dorchester Housing
Needs Survey Report, October 2012

Dorchester



HOUSING NEEDS SURVEY REPORT

October 2012



Anna Kennedy
Rural Housing Enabler
Oxfordshire Rural Community Council
Jericho Farm, Worton, Witney, Oxfordshire, OX29 4SZ
01865 883488 orcc@oxonrcc.org.uk



Oxfordshire Rural Community Council
Registered office: Jericho Farm, Worton, Witney, OX29 4SZ
T: 01865 883488. F: 01865 883191. W: www.oxonrcc.org.uk

Registered in England as a company limited by guarantee (2461552)
and as a charity (900560)

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Distribution and Response	5
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1. DORCHESTER PARISH PROFILE

Population and Place

- The Parish of Dorchester is in South Oxfordshire District, just under 10 miles south east of Oxford, four miles north west of Wallingford and approximately 6½ miles east of Abingdon.
- According to the 2001 census, Dorchester has a total population of 992 comprising 450 households.

Churches

- St Birinus Catholic Church
- Abbey Church of St Peter and St Paul (Dorchester Abbey)

Social Life

- There are three pubs/hotels/restaurants; The George Hotel, White Hart Hotel and The Fleur de Lys Inn.
- www.dorchester-on-thames.co.uk provides information about village activities and events.

Schools

- There is a pre-school in purpose built premises in the grounds of the primary school.
- This is a much smaller than the average-sized primary school. Most pupils are of White British heritage, with a few coming from other backgrounds. The proportion of pupils known to be eligible for free school meals is low. The school also has a low proportion of pupils with disabilities and special educational needs.
- School children in Dorchester are in the catchment area for Fitzharrys, John Mason and Larkmead secondary schools in Abingdon.

Services

- There are a number of shops including a post office in Dorchester.
- There is a Doctors and Dentist surgery in nearby Berinsfield.
- A Mobile Library van stops at the war memorial every other Thursday from 10.40 to 11.15am.

Transport

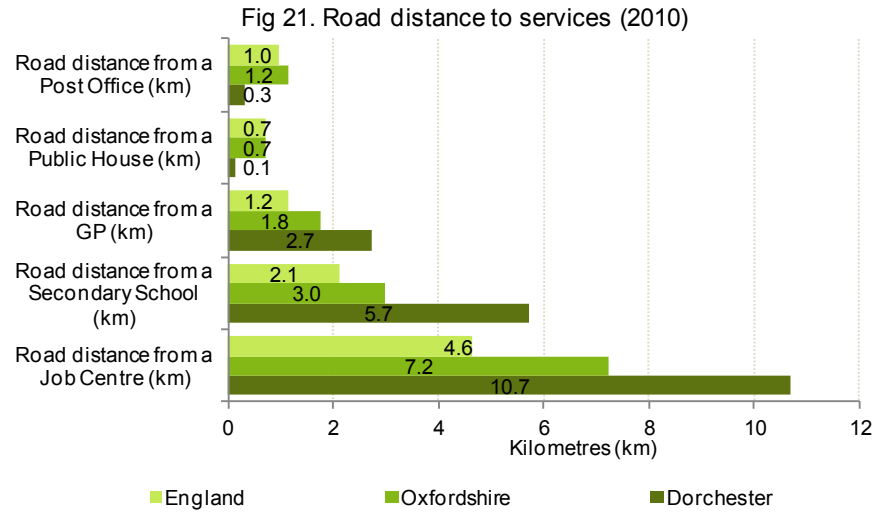
- The Thames Travel bus (no 114) runs through Dorchester from Wallingford to Abingdon 4-7 times daily from Mon-Sat.
- There is a Dorchester Surgery Car Scheme operating at 9.30am on Wednesdays taking patients from their homes to Berinsfield Health Centre.



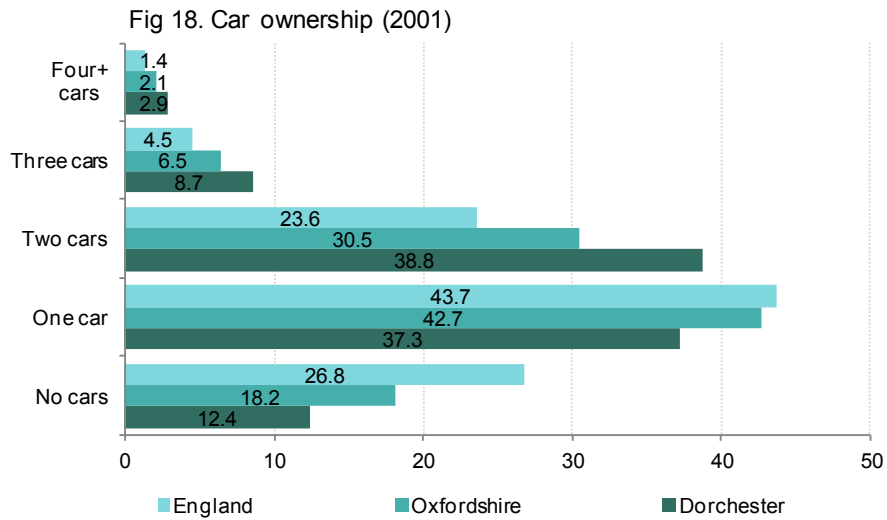
Access to Services

NOTE: this information is taken from 'Dorchester Parish Profile', in Evidencing Rural Need, Action for Communities in Rural England (ACRE), 2012. This project was commissioned by ACRE on behalf of the Rural Community Action Network to strengthen the evidence base on rural need across England. The full Dorchester report can be requested from the RHE.

Road Distance to Services:

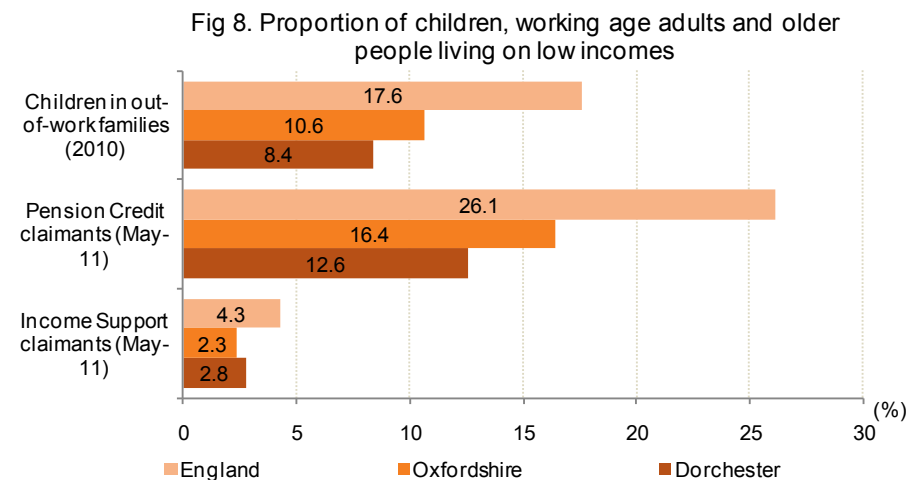


Car Ownership:

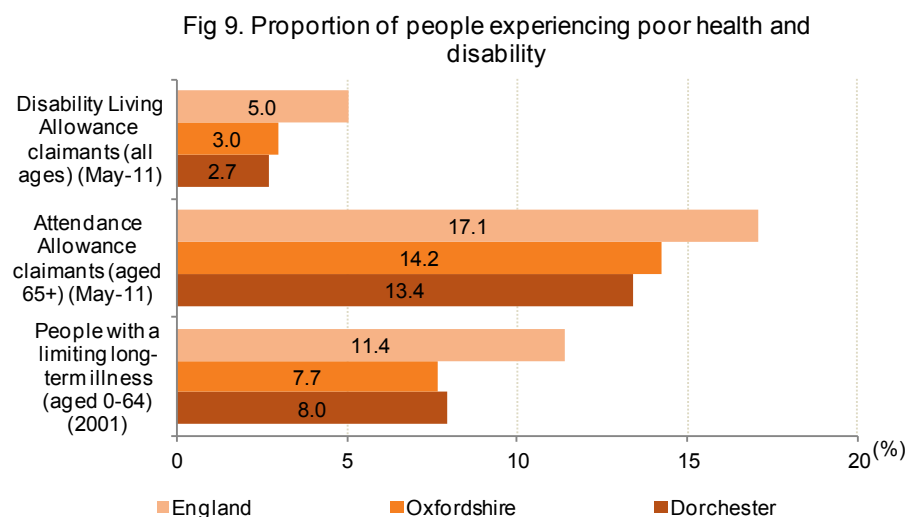


Deprivation and Low Income

Proportion of people living on low incomes:



Proportion of people experiencing poor health and disability:



NOTE: data source as above.

2. OXFORDSHIRE RURAL COMMUNITY COUNCIL

The ORCC aims to improve the quality of life for those who live or work in rural Oxfordshire. It supports programmes that are influenced by the needs of rural communities. The Rural Housing Enabler (RHE) promotes and assists Parish Councils and community groups to facilitate Housing Need Surveys in order to assess local needs for affordable housing.

- The RHE is employed by ORCC, part of the national network of Rural Community Councils.
- The RHE is a member of the Oxfordshire Rural Housing Partnership, which works closely with rural communities to meet their affordable housing needs.

3. AIM

The aim of the September 2012 Housing Needs Survey was to assess the affordable housing need for local people (or those who need to live in the parish or the locality) in Dorchester, and to gauge local opinion about a small development of affordable housing.

- Affordable housing is, in essence, for those who would be unable to rent or buy on the open market, or have significant financial difficulties in doing so.
- Housing need can be defined as the need for an individual or household to obtain housing which is suitable to their circumstances.
- Housing need implies that there are problems or limitations with the household's current housing arrangements and/ or that the household is unable to afford or to access suitable accommodation in the private sector.
- Housing problems may be concerned with costs, size, location, layout, state of repair or security of tenure.
- Housing need may be immediate or anticipated in the near future.

4. DISTRIBUTION AND RESPONSE

In order to carry out the Housing Needs Survey, questionnaires were delivered to all dwellings in Dorchester Parish in September 2012.

- The RHE, liaising with the Parish Council, prepared the structure of the survey.
- Respondents were asked to return their surveys to ORCC by 22nd September, using a *Freepost* envelope or the ballot box situated in the village post office.
- The RHE analysed the returned surveys and prepared this report.
- The survey does not claim to be representative of the entire population of the parish.

The survey responses were analysed in two parts. All respondents were asked to complete Part One of the questionnaire and respondents in need of affordable housing (and who wished to remain living in or move back to Dorchester) were asked to complete Part Two.

- The 2001 census identifies Dorchester as having, in total, 450 households.
- 100 surveys were returned, a fairly good response of **22%**
- **76%** (76 respondents) said yes, they 'would support a small development of affordable housing in Dorchester parish if there was a proven local need from individuals or families with a genuine local connection to the parish?' In total 11% of respondents said 'no' and 13% said maybe.
- No information is known about the non-respondents, and no assumptions will be made about their needs or requirements.



5. Housing Profile and Affordability

Current Mortgage Affordability in Oxfordshire

An average semi-detached property in Oxfordshire cost £274,975 in July 2012 (Source: www.home.co.uk House Prices Report for Oxfordshire – July 2011 to July 2012). In the current financial climate, it is proving difficult for many to secure a mortgage. Mortgage lenders typically require a deposit of c. 20%. On the figures above, this would equate to almost £55,000. Even in the, now unlikely, scenario of a household being offered a mortgage of three-times their salary, their total annual income would have to be over £70 000. This is beyond the means of many first-time buyers and those with a low/ average or single income.

Current Sale and Rental Market Context in Dorchester

In order to contextualise survey responses with market housing conditions in Dorchester, a web search for properties for sale or rent was conducted in the w/c 22/10/2012. The results were as follows:

House Type	Price ¹	Totals for Sale and Rent ²
For Sale		
4 bed	£650,000	3
3 bed	£260,000	4
2 bed	£249,950	5
1 bed	£137,450 (Berinsfield)	n/a
For Rent		
4 bed	£1,400 pcm (BcS)	n/a
3 bed	£900 pcm (Berinsfield)	n/a
2 bed *	£725 pcm (BcS)	n/a
1 bed *	£650 pcm (Wallingford)	n/a

*Where properties of this size were not available for sale or rent in Dorchester the search radius was widened to 3 miles.

¹The lowest price for each size property has been recorded.

²Sale and rent totals are based on properties available within Dorchester

Source: www.rightmove.co.uk

General Comments

- At the average prices of homes in Dorchester, it would not be possible for a household to purchase a property without a large deposit, some equity in an existing property or a substantial income.
- First-time buyers would generally struggle to meet any of the criteria necessary for obtaining their own home.
- In some cases shared ownership housing would be a suitable option, whilst in other instances affordable rented would be advisable.



6. Survey Results

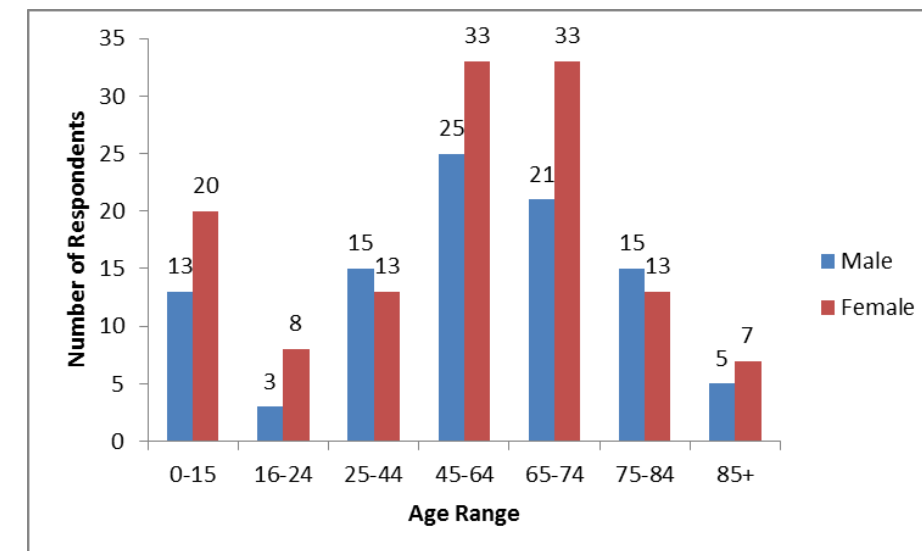
Part One – You and Your Household

Total responses: 263

Note: graphs are based on total responses. Where the total is less than 100 a respondent(s) declined to answer the question

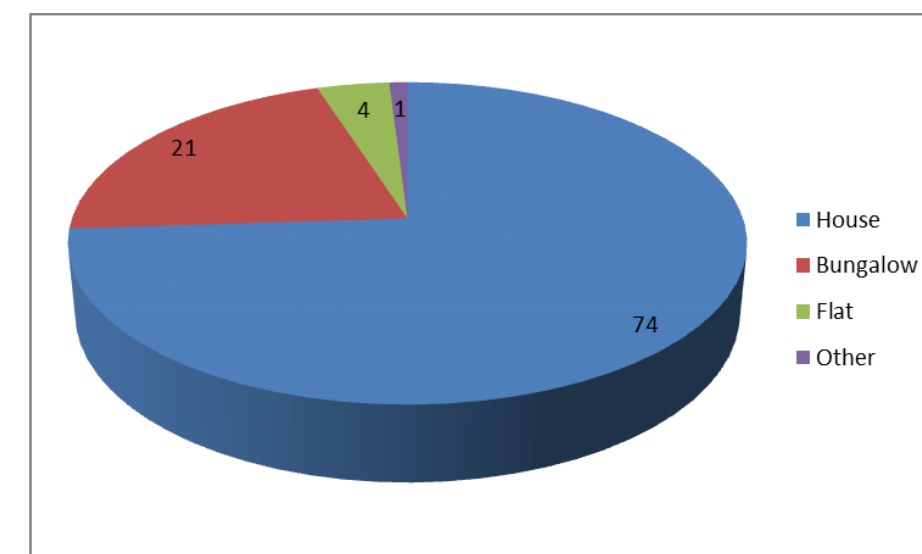
Q1

How many people of each age live in your home?

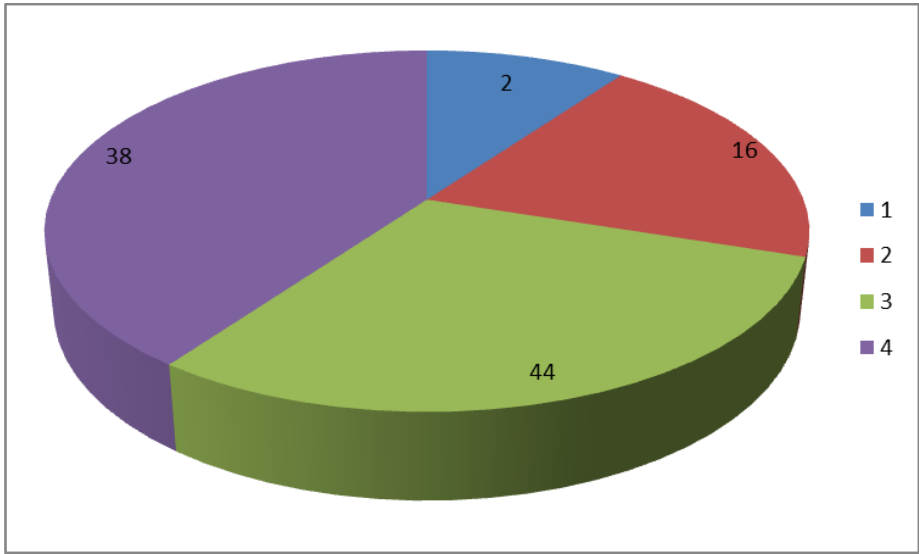


Q2

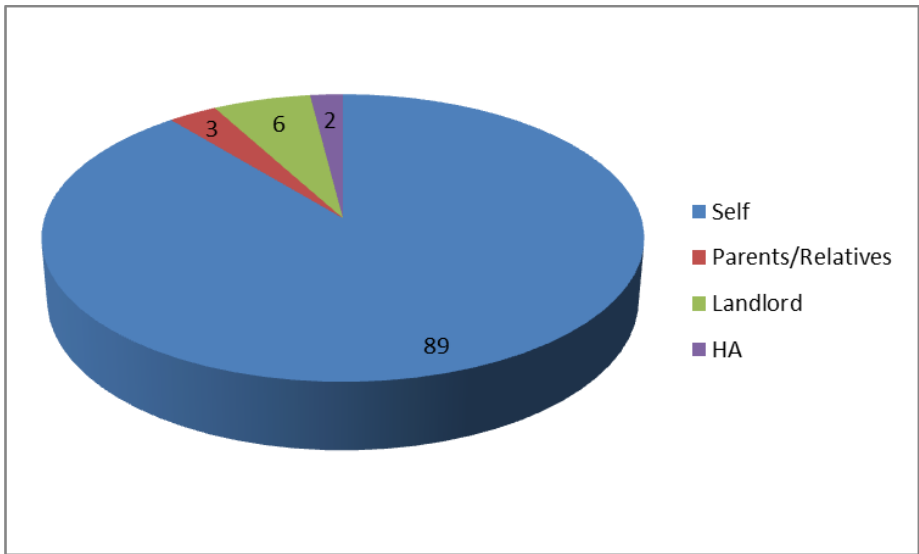
What type of home do you live in?



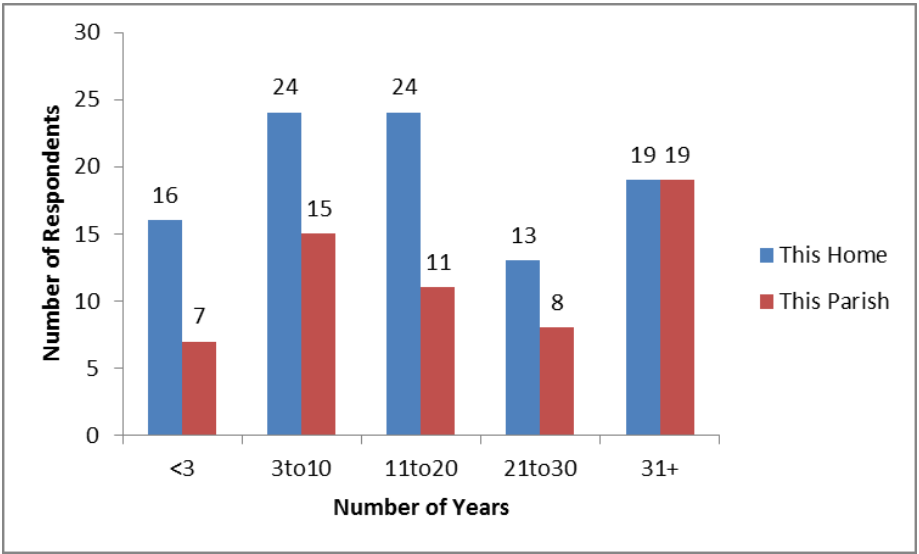
Q3
How many bedrooms does your home have?



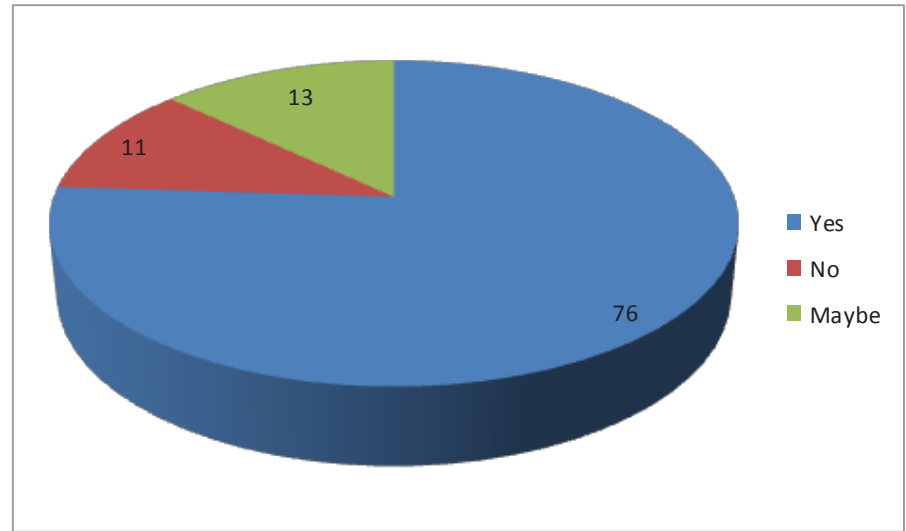
Q4
Who owns your home?



Q5
How long have you lived in your home/ parish of Dorchester?
Note: graphs are based on total responses. Where the total is less than 100 a respondent(s) declined to answer the question



Q6
Would you support a small development of affordable housing in Dorchester if there was a proven need from individuals or families with a genuine local connection to the parish?



Q7

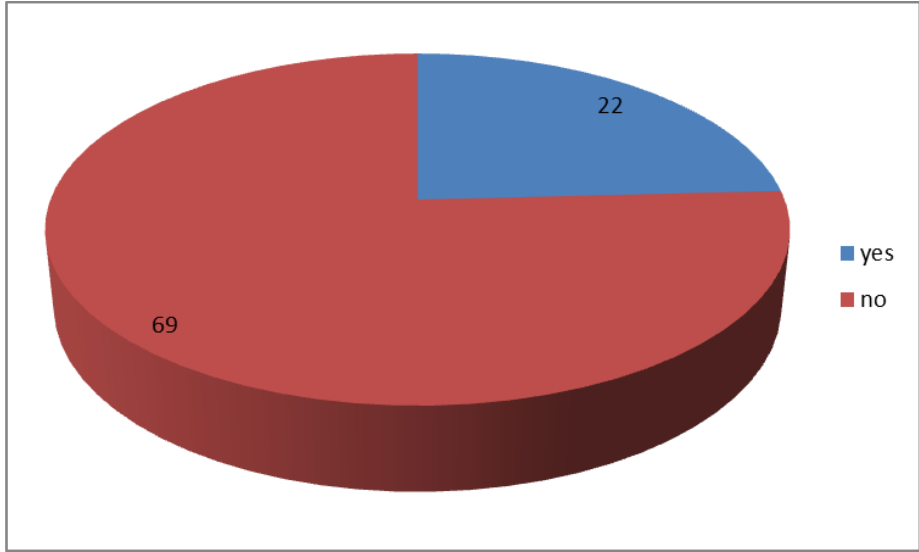
If you answered yes or maybe to question 6, can you suggest a suitable site?

Waste land along Abingdon Road	6
Gravel grading site	3
Opposite Meadside	2
Allotments	2
Watling Lane	2
Land at Orchid Lakes	
Vacant development site	
Opposite Sailing Lake	
Extend behind Tenpenny	
Between Meadside and bridge	
Off Drayton Road (before bridge)	
Wasteland opposite cemetery	
Small field beside Belcher Court	
Before Overy, opposite existing houses	
Former Council land, Abingdon Road	

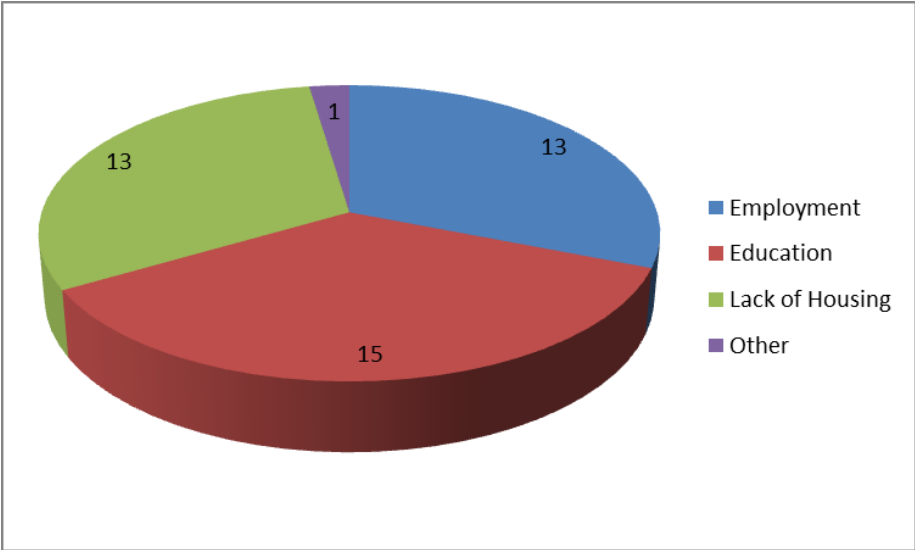
Q8

Have any members of your household left the parish in the last few years?

(39 in total)



Why did they leave?

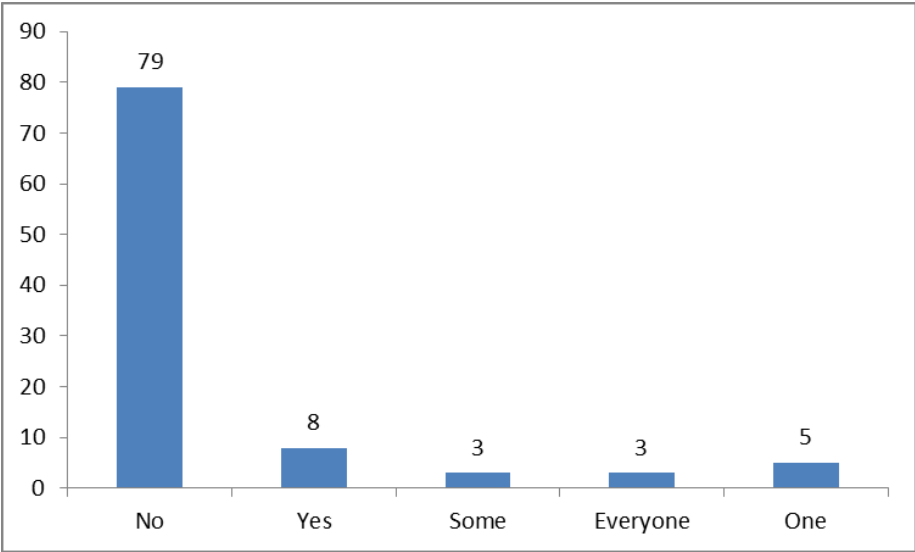


Would they return if there was affordable housing in the village?

Yes:	12	41%
No:	11	38%
Maybe:	6	21%

Q9

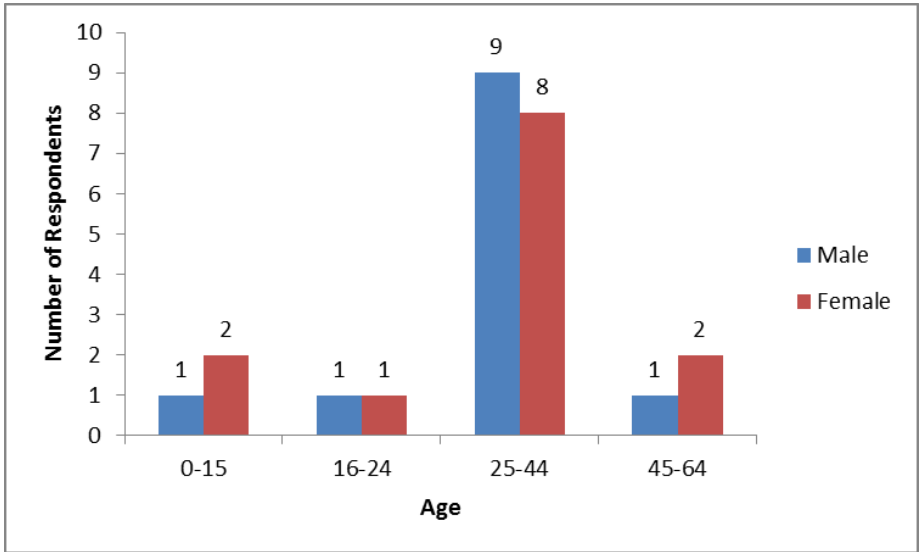
Does anyone living in your home need affordable housing?



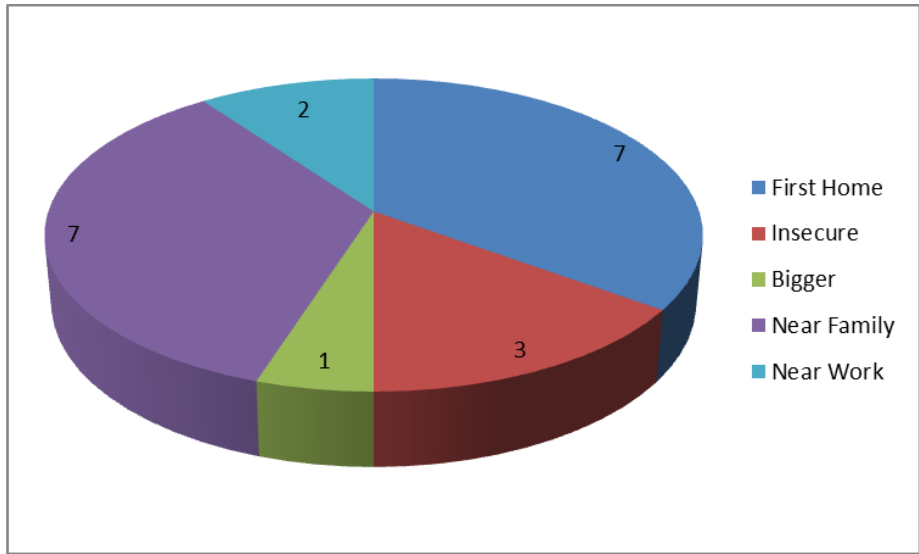
Part 2 - Affordable Housing Need

Total respondents:
Note: graphs are based on total responses. Where the total is less than 12 a respondent(s) declined to answer the question

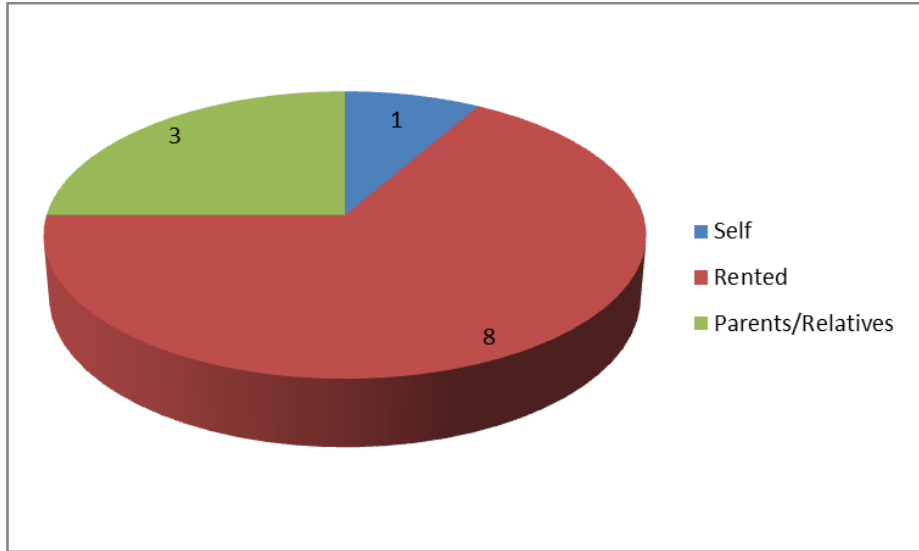
Q10
How many people in each age group would live in the new home?



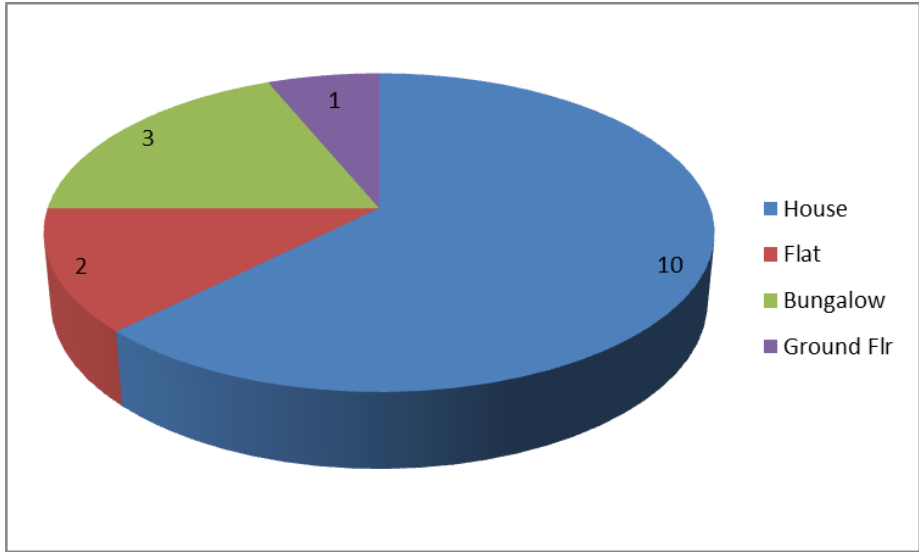
Q11
Why do you need a new home in this parish?



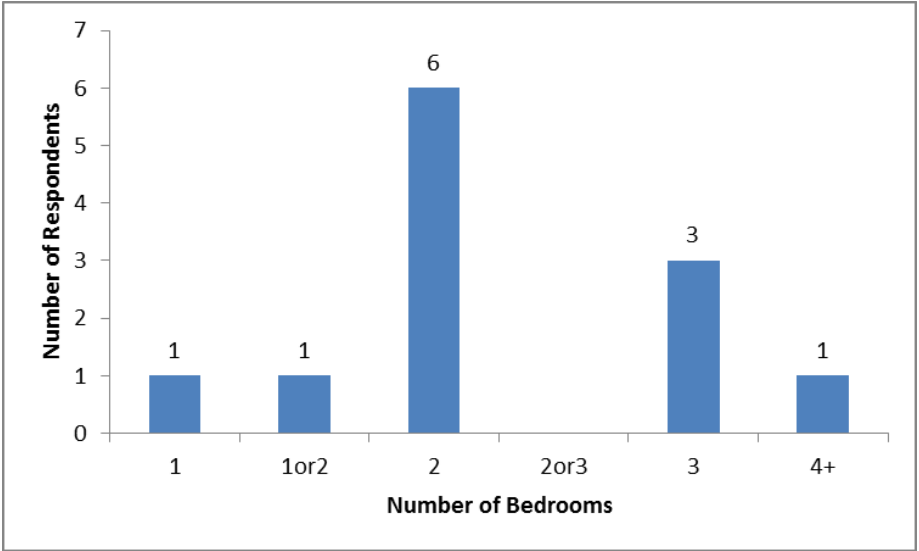
Q12
Who owns the home you live in now?



Q13
What type of home would you like?
**some respondents gave more than one answer.*



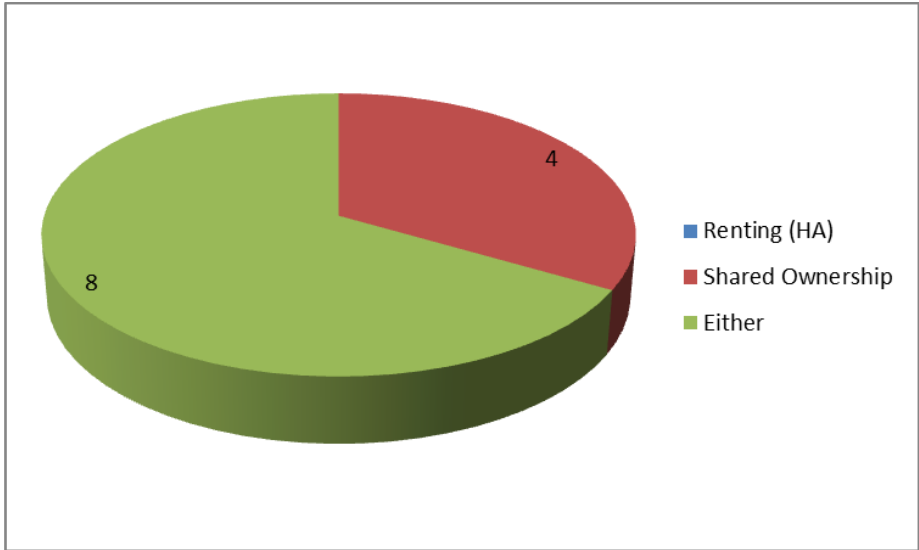
Q14
How many bedrooms will your new home need?



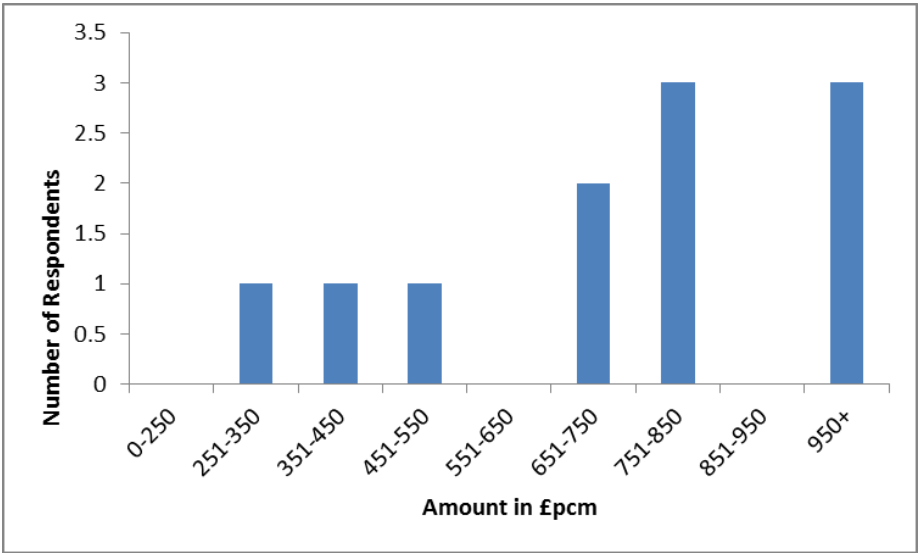
Q15
Does anyone in your household have a supported housing need?

No respondents indicated that they had a supported housing need.

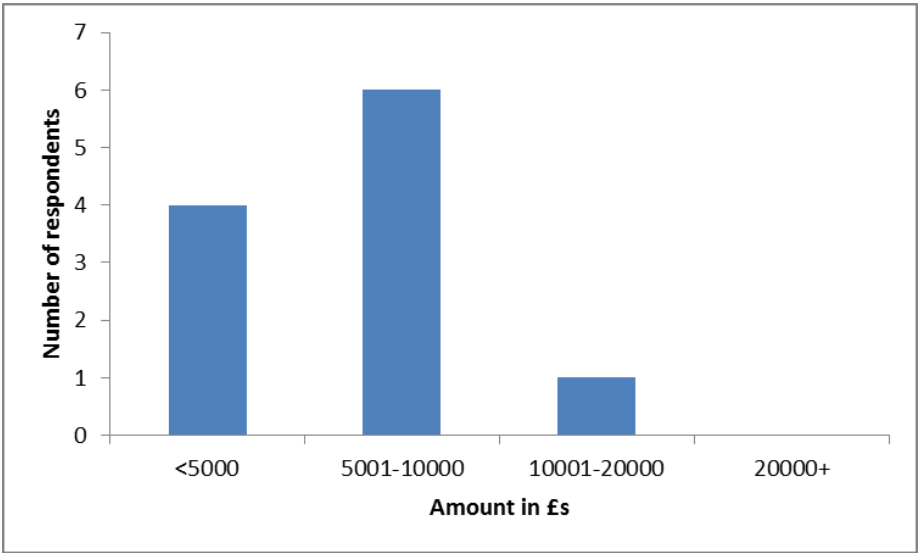
Q16
Which of the following would be best for you?



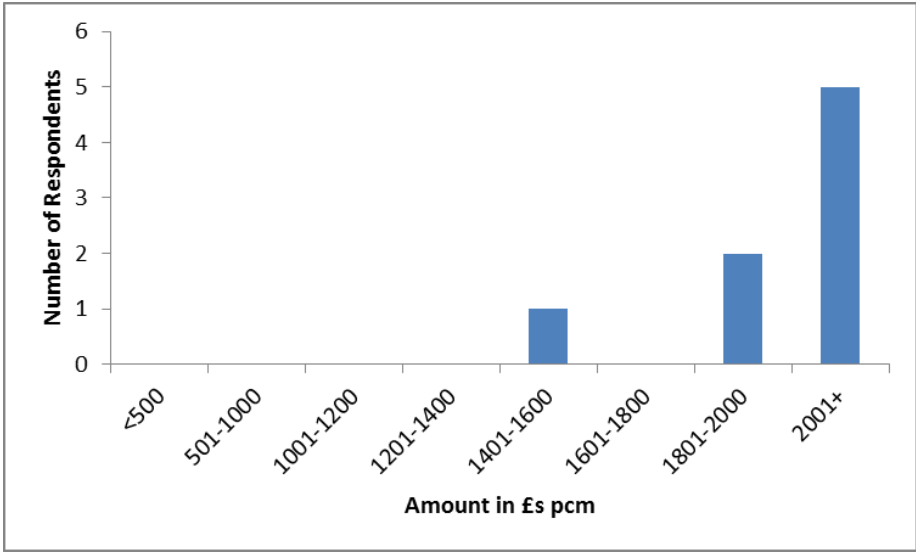
Q17
Can you give us some idea of how much rent/ mortgage you can afford to pay each month?



Q18
If you are interested in shared-ownership, how much do you think you would be able to put down as a deposit?



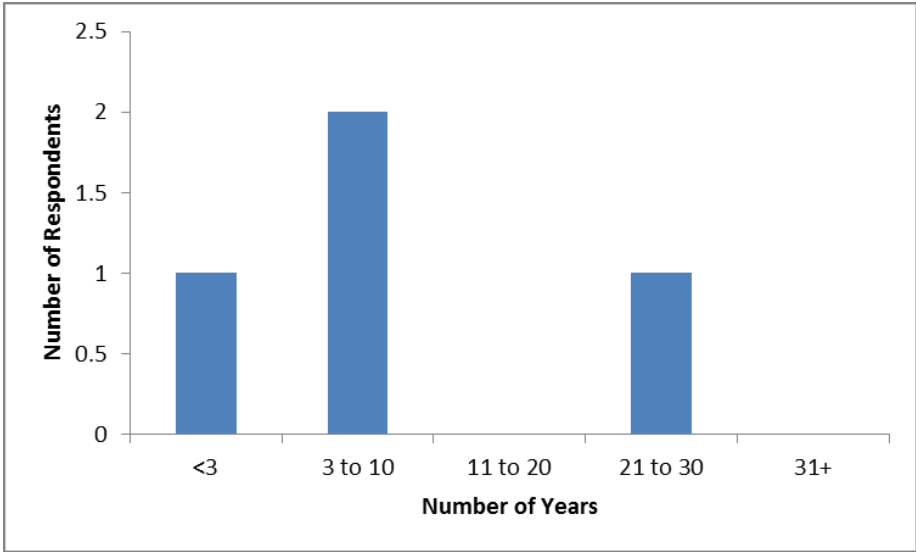
Q19
 Can you give us some idea of your household’s monthly income?



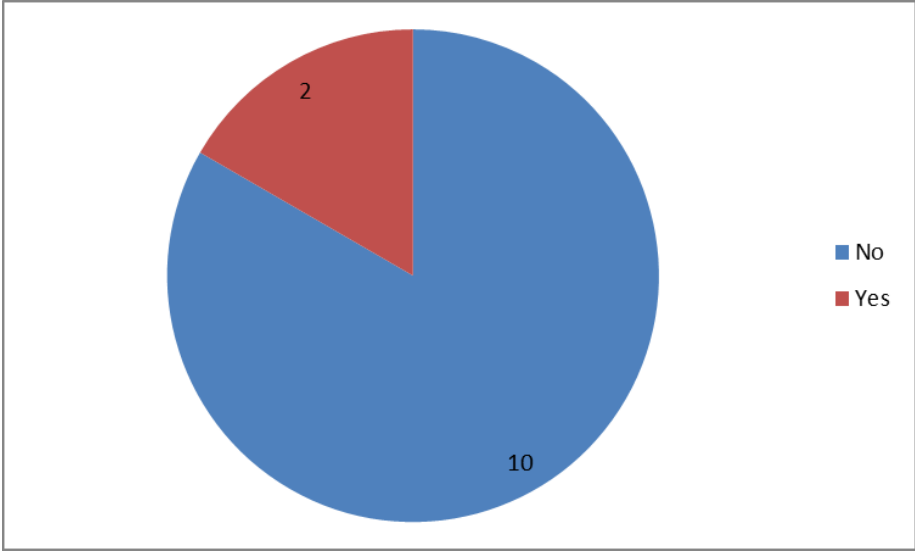
Q20
 Do you live in the Parish at the moment?

Seven respondents said they do not currently live in the parish.

How many years have you lived in the parish of Dorchester for?



Q22
 Are you on The Vale of the White Horse District Council Register?



Do you agree to share this information with South Oxfordshire District Council Housing Department?

All respondents agreed to their information being shared.

7. Findings

76% of those who responded answered ‘yes’ to the question ‘would you support a small development of affordable housing in Dorchester parish if there was a proven local need from individuals or families with a genuine local connection to the parish?’. 13% replied ‘Maybe’ and 11% ‘No’.

From an analysis of Part Two of the Housing Needs Survey responses it is assumed there is an affordable housing need from 12 respondents. All of these respondents have stated that they have a local connection to Dorchester. All would be unable to afford to rent or buy on the open market or would have significant financial difficulties in doing so.



Housing Needs Breakdown

Rental

5 of the 12 respondents expressed an interest in an affordable rented property. These households would require:

- 2 x 1 bedroom unit
- 2 x 2 bedroom unit
- 1 x 3 bedroom unit

Shared Ownership

7 of the 12 respondents expressed an interest in a shared ownership property. These households would require:

- 6 x 2 bedroom unit
- 1 x 3 bedroom unit

Total units = 37

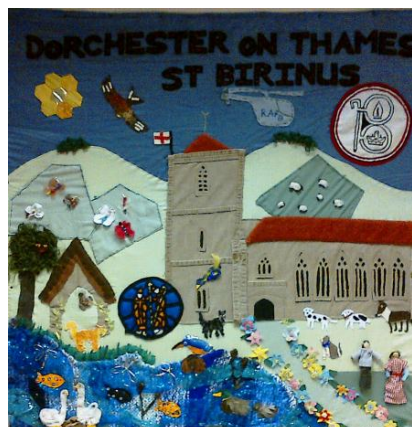
2 x 1 bedroom unit
8 x 2 bedroom unit
2 x 3 bedroom unit

Summary

10 of the 12 potential applicants are *not* on the South Oxfordshire District Council Housing Register. The RHE will send all applicants who are not on the South Oxfordshire District Council Housing Register, and who have provided contact details, details of how to apply to the Housing Register.

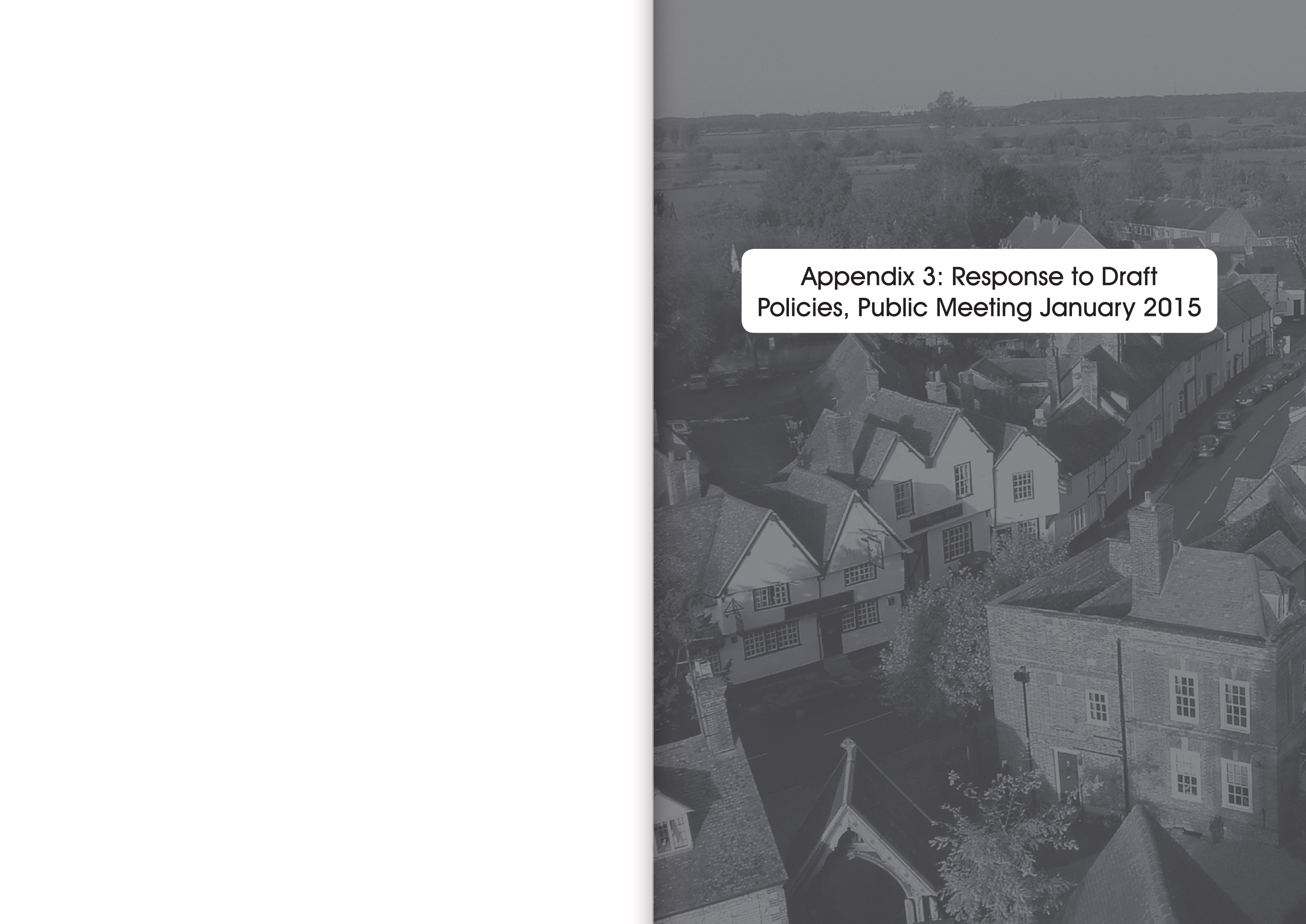
The findings of this report are exclusively based on the September 2012 Housing Needs Survey. Support for an affordable housing development in the parish and an affordable housing need has been identified.

The report is intended as a guide for future discussion on the potential development of an affordable housing scheme in Dorchester. These discussions shall also be informed by, for example, additional housing need as evidenced from The South Oxfordshire DC Housing Register.



For further details about this report please contact:

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Rural Housing Enabler
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01865 883488
anna.kennedy@oxonrcc.org.uk

An aerial photograph of a village, likely in the Cotswolds, showing a mix of traditional stone houses and a prominent church spire in the foreground. The image is in grayscale and serves as a background for the document. A white rounded rectangle is overlaid on the right side, containing the title text.

Appendix 3: Response to Draft Policies, Public Meeting January 2015

Appendix 3 – Responses to Draft Policies, Public Meeting January 2015

Draft Policies	Supported	Not Supported	No Comment	% Positive
Built Environment Policies				
1. Developments which maintain or enhance those characteristics which have been identified in the Dorchester Conservation Area Character Appraisal as contributing to the established character of the Conservation Area will be supported.	53		3	98
2. Due regard should be given to the contribution made by properties included in the local list of buildings of note to the character and appearance of Dorchester, especially where development proposals directly affect these buildings.	52		4	96
3. Developments which could result in an increase in vehicular traffic and car parking must include an effective plan to mitigate any negative impact, especially in relation to car parking, traffic congestion and pedestrian safety.	52	1	3	96
4. All the other policies in this plan will be measured against the objective in this section.	49		7	91
Natural Environment Policies				
1. Recognising Dorchester's key position in the Oxfordshire Conservation Target Area no. 27, developments protecting the biodiversity of sites on the banks of the River Thames upstream to the A4074 will be encouraged.	49	1	6	91
2. Proposals on sites adjoining designated Nature Reserves will be favoured where they make a positive contribution to the ecology of those sites.	50		6	93
3. Developments which retain, protect and enhance the green lanes, spaces and verges in the village will be encouraged.	53		3	98
4. Notable wildlife sites such as the Hurst Water Meadows and the Dyke Hills must be given extra protection by designating them as County Wildlife Sites.	53		3	98
5. The development of X site for woodland would be supported.	51		5	94
Housing Policies				
1. All new housing developments with net gains of three or more units should include 40% affordable housing in accordance with SODC's Core Strategy	40	7	9	74
2. Developments which provide in excess of 40% affordable housing will be welcomed	33	12	11	61
3. Where the provision of 40% affordable housing is proved to be unviable, developers will be expected to provide the maximum amount of affordable housing units that are demonstrated to be viable and deliver these in line with policy CSH3 of the Core Strategy	41	4	11	76
4. Development proposals that relate well to the character of the surrounding area and deliver a high proportion of one and two bedroom properties using housing forms and layouts to help retain the dwellings as smaller properties will be preferred.	43	6	7	80
5. Applications for new housing development in the village should demonstrate that they are helping to establish the balanced housing mix required by the village.	47		9	87
6. Any applications to extend properties built after the adoption of this Plan which are beyond "Permitted Development"	45	3	8	83

should only be accepted where they can demonstrate a particular housing need.				
7. Applications for new buildings will be encouraged to exceed the minimum required Sustainable Buildings Code level.	44	1	11	81
8. Proposals for all new homes to be built in Dorchester should provide for one off-street parking space for each bedroom, unless otherwise justified having regard to site-specific circumstances and Oxfordshire County Council parking standards.	49	1	6	91
Economy Policies				
1. Development which retains and supports existing retail, commercial, farming and home working businesses and employment will be encouraged.	51		5	94
2. Developments which support tourism and leisure enterprises which are based on the conservation and enjoyment of the qualities of the area will be encouraged.	50		6	93
Tourism and Leisure Policies				
1. Recognising Dorchester's prime position as an Oxfordshire tourist destination, development proposals will be encouraged where they promote tourism and support leisure facilities for the benefit of local businesses and the community as a whole.	48	2	6	89
2. Development related to the tourist industry which could result in increased demand for or loss of car parking should include measures to mitigate this.	48	1	7	89

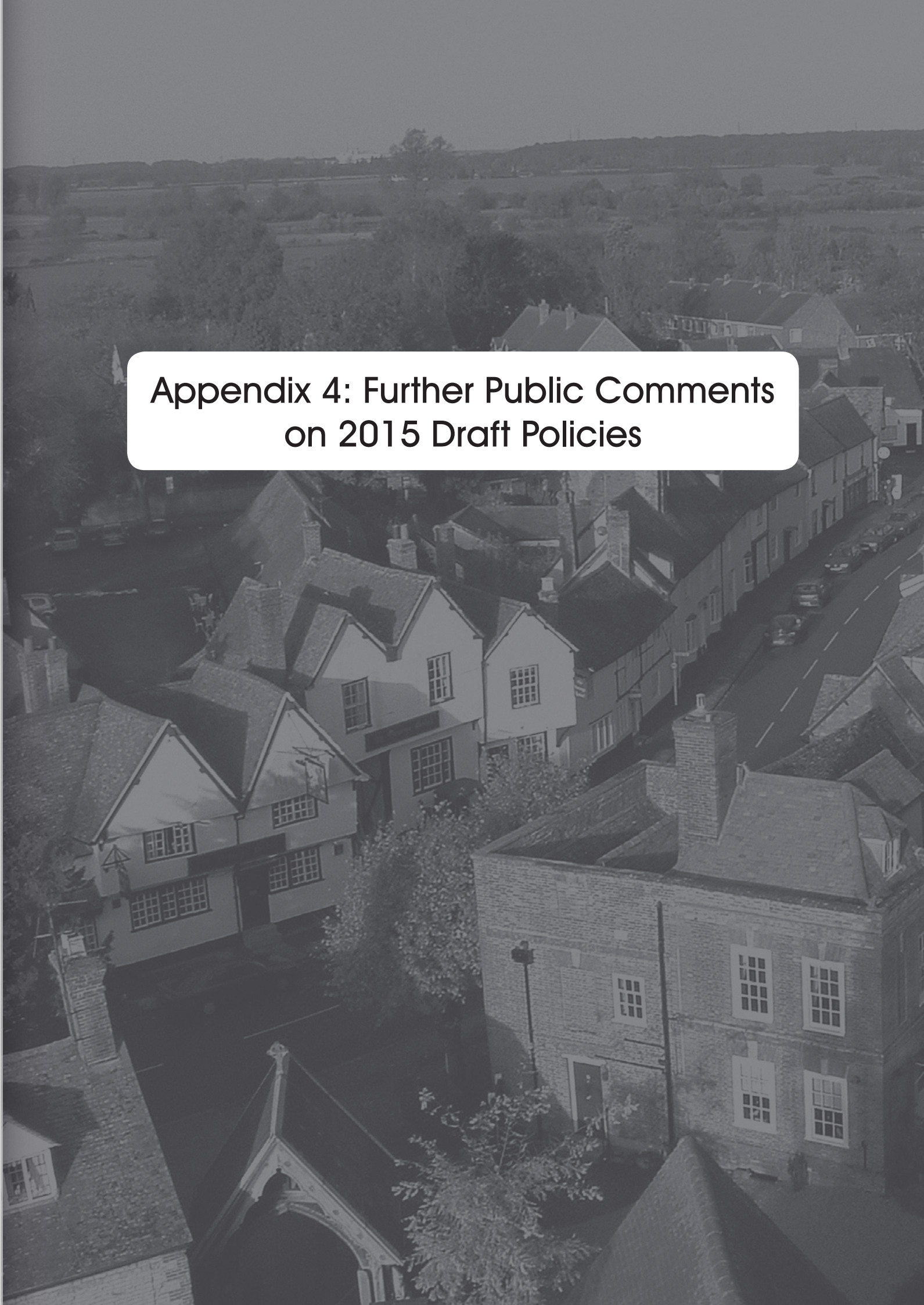
Specific Responses

Draft Policies	Responses
Built Environment Policies 1. Developments which maintain or enhance those characteristics which have been identified in the Dorchester Conservation Area Character Appraisal as contributing to the established character of the Conservation Area will be supported. 2. Due regard should be given to the contribution made by properties included in the local list of buildings of note to the character and appearance of Dorchester, especially where development proposals directly affect these buildings. 3. Developments which could result in an increase in vehicular traffic and car parking must include an effective plan to mitigate any negative impact, especially in relation to car parking, traffic congestion and pedestrian safety.	Any developments should be spread & not concentrated Consider preservation order for, say, double doors next to post office as part of retaining historical character of High Street The car parking issue is extremely sensitive & warrants a policy statement of its own No more development - white/yellow lines on one side of street Need to take account of disabled buggies, prams etc Need to reduce High St parking Need effective enforcement of speed limits Include pedestrian safety -
Natural Environment Policies 1. Recognising Dorchester's key position in the Oxfordshire Conservation Target Area no. 27, developments protecting the biodiversity of sites on the banks of the River Thame upstream to the A4074 will be encouraged.	Need to clarify if "development" relates to natural or build. If the latter, strongly resisted. Need to be made clearer. Regular dredging of Thame to avoid flooding & encourage wildlife (2) Keep river bank open accessible to public & river itself navigable Must not impede river flow Policy should have regard for river users, e.g. fishermen, swimmers, boaters, canoeists -
2. Proposals on sites adjoining designated Nature Reserves will be favoured where they make a positive contribution to the ecology of those sites. 3. Developments which retain, protect and enhance the green lanes, spaces and verges in the village will be encouraged. 4. Notable wildlife sites such as the Hurst Water Meadows and the Dyke Hills must be given extra protection by designating them as County Wildlife Sites. 5. The development of X site for woodland would be supported.	Subject to their being proportionate & in keeping with their immediate environment - Principle of using woodland to protect boundaries strongly accepted, but cant comment on "X" without knowing what this refers to. Is "X" Demesne Field? B5 (??) may be targeting Support site off Monks Close as woodland (Demesne

	Field?)
	This policy needs careful rewording. Danger of mis- interpreting - key issue in view of Berinsfield expansion
Housing Policies 1. All new housing developments with net gains of three or more units should include 40% affordable housing in accordance with SODC's Core Strategy 2. Developments which provide in excess of 40% affordable housing will be welcomed	Max height should be 2 storeys Don't want large housing estates as a consequence Don't understand the need for affordable housing in Dorchester Affordable housing not welcome implication of wording of 1-4 is as much Affordable Housing as possible at maximum density. There should be a balance If affordable housing is primarily aimed at young people then 1/2 bedroom properties not suitable 1 bed houses can be let & become a ghetto for crime & vandalism This policy will attract less families & more retirees Layouts should accommodate the disabled Wording is opaque What is "balanced"? Who decides? (2)
5. Applications for new housing development in the village should demonstrate that they are helping to establish the balanced housing mix required by the village. 6. Any applications to extend properties built after the adoption of this Plan which are beyond "Permitted Development" should only be accepted where they can demonstrate a particular housing need. 7. Applications for new buildings will be encouraged to exceed the minimum required Sustainable Buildings Code level. 8. Proposals for all new homes to be built in Dorchester should provide for one off-street parking space for each bedroom, unless otherwise justified having regard to site-specific circumstances and Oxfordshire County Council parking standards.	Is "need" the community's or applicant's? - -
Economy Policies 1. Development which retains and supports existing retail, commercial, farming and home working businesses and employment will be encouraged.	Rather conservative. Should be more encouraging. Any businesses we should discourage?
2. Developments which support tourism and leisure enterprises which are based on the conservation and enjoyment of the qualities of the area will be encouraged.	Avoid fast-food outlets Should there be a specific reference to Broadband in this section?
Tourism and Leisure Policies 1. Recognising Dorchester's prime position as an Oxfordshire tourist destination, development proposals will be encouraged where they promote tourism and support leisure facilities for the benefit of local businesses and the community as a whole.	Need a specific policy regarding sport & leisure facilities (2) Need to assess against impact on residents

	Care - too many tourists destroy the object of their tourism
	Need to retain peace & tranquillity. Look what's happened to some Cotswold & W Country villages
	Section seems muddled in terms of rationale. Also needs to recognise historical & recreational value of Thames
2. Development related to the tourist industry which could result in increased demand for or loss of car parking should include measures to mitigate this.	Village needs a new car park

Appendix 4: Further Public Comments on 2015 Draft Policies



Appendix 4 Further public comments on 2015 draft policies

General Comments

Whilst the Plan should be as succinct as possible, some explanation of the thinking behind it would be helpful.

Several terms are used which may or not have a precise definition. This should be explained in a preamble or notes – for example “affordable housing”.

Some policies may conflict with one another. Where this happens it should be recognised with an indication of how they are to be balanced.

The village boundary has been set & should not be breeched

If village pavilion is redeveloped then village hall could be converted to social housing

The principle of development in any location is not accepted & all existing spaces, footpaths etc must be retained

Built Environment Policies

This section accurately reflects what is supposed to be the established policy for conservation areas. Unfortunately SODC take no notice of it, as a notorious recent example demonstrated. Could there be some reference to giving weight to the views of the residents who are affected by planning decisions?

These are the over-riding policies and are therefore the most important. On the whole I agree with them although it would be clearer to add at the end of Policy 1 “Otherwise they will be opposed”. Is the Appraisal referred to in Policy 1 readily accessible?

I think Policy 3 would seem to allow a development which was deemed very negative providing it had an “effective” mitigation” plan. In the context of the sensitive road system around the village, I suggest the policy be expanded to say: “Developments which could result in an increase in vehicular traffic and car parking will not be supported unless they are proportionate to their means of access and include.....pedestrian safety.”

Should it be “objectives” in Policy 4?

Natural Environment Policies

Para 1 should have regard to the interests of river users such as fishermen, canoeists, swimmers and boaters.

Does para 4 mean Local Wildlife Sites? What are the implications of this? The DEFRA guidance devotes a lot of space to definition, criteria and funding, but doesn’t really explain what practical action would follow.

What is X site in para 5. Is this the field which might provide a buffer against the noise of the By Pass?

These look sensible but I was not sure what P3 is getting at. What kind of developments are envisaged?

It seemed to me there should be added to P3 the words “subject to them being proportionate and in keeping with their immediate environment.

Housing Policies

This section is expressed entirely in terms of the arithmetic of housing units. What are these formulae trying to achieve?

One objective might be to prevent the average age in the village rising still further – the emphasis on single and two bedroom units might suggest the opposite.

Paras 1-3 appear to do little more than restate CSH3: some explanation of what this means in practice might be helpful.

Para 4 is opaque. Does it mean that joining small cottages together to make larger units should be resisted?

As for para 5, what is the “balanced housing mix required by the village”? Who has decided this and whom did they consult?

Para 8 is potentially very important. Can we impose an off street parking standard that is more restrictive than that of OCC.

This is manifestly inadequate as two car dwellings are the norm and more than that quite common. Perhaps this is an issue to be revisited in conjunction with some form of licensing.

All the policies in this section seem to be reactive and there is nothing which says what the village wants or thinks it may need. I know this is difficult but would you not expect something like this in a “plan”

What it does say however in Ps 1 to 4 is that we want as much Affordable Housing as possible. In fact we seem to be inviting developers to build to the highest densities possible. I don’t think this is right for the village and I suggest we need a mix of new properties if we are going to have them. We need houses for families with children as well as starter homes otherwise growing families will have to leave the village if there is an overemphasis on small dwellings.

P5 touches on the matter just mentioned but it begs the question of who decides what is “the balanced housing mix required by the village” at any point in time.

P6 refers to “housing need” but it is unclear if this relates to the applicant’s need or the communities. If the latter how will that be determined and would it not be better to introduce some concept of the extension being proportionate and appropriate? Also perhaps some recognition of the importance of the views of neighbours would not go amiss?

Economy Policies

Para 1 is rather conservative. What is wrong with encouraging new businesses and employment? Are there any business developments we wish to discourage eg those with undesirable environmental or social effects – or is that what para 2. means? Should there be a reference to broadband provision?

Tourism and Leisure Policies

This section seems a bit muddled about why we might wish to promote tourism and leisure.

Leisure/sporting facilities presumably aim to benefit residents, while tourism does not necessarily do so: indeed , as para 2 acknowledges, they bear costs which must be weighed against the putative benefits to businesses.

This section should also recognise the historical and recreational value of the Rivers Thames and Thame. Many people use the river and some reach Dorchester that way, which should be encouraged.

An aerial, grayscale photograph of a historic town. In the foreground, a large, multi-story brick building with many windows is visible. To its left, a church with a prominent spire is partially seen. The town is densely packed with houses and buildings, and a street with parked cars runs through the middle ground. The background shows a hilly landscape with trees and distant structures.

Appendix 5:
SODC Response on Pre-Submission
Consultation Draft, May 2016

Appendix 5 South Oxfordshire District Council Comments on the 2016 Pre-Submission Consultation Draft Dorchester-on-Thames Neighbourhood Plan

Part 1: Matters of General Conformity

Only a draft neighbourhood plan that meets each set of basic conditions can be put to a referendum and be made. An examiner will have to consider whether the draft plan meets the basic conditions, which are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by Section 38A of the Planning and Compulsory Purchase Act 2004.

- having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood plan
- the making of the neighbourhood plan contributes to the achievement of sustainable development
- The making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)
- The making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations, and
- prescribed conditions are met in relation to the plan and prescribed matters have been complied with in connection with the proposal for the order.

Page	Section or Policy no.	Comment	Suggested change
4	1.1	The neighbourhood plan must specify the period for which it is to have effect. Within this paragraph it is stated that the plan will have effect for 15 years but no start and end date.	Change to the plan will run from (for example) 2016 to 2032 It is helpful if whatever period is selected is on the front cover as well.
16	Policy DoT1	“Developments which maintain or enhance those characteristics which have been identified in the amended Dorchester and Overy Conservation Area Appraisals and Management Plans as contributing to the established character of the conservation areas will be supported” While this appears to be in general conformity with Policy CSEN3 Historic Environment in the adopted Core Strategy however it is an aspiration and not a policy. A criteria based policy, which lists specific characteristics, is required to fulfil the aspiration. I understand that the parish council has contributed detailed work to the district council’s conservation officers to inform an amended appraisal and management plan the policy should (also) refer to the existing body of work from 2005.	Re-draft as criteria based policy based on identification of specific characteristics to be complied with. Add (perhaps in supporting text and not policy) reference to the published Dorchester Conservation Area Appraisal and Dorchester Conservation Area Management Plan (both May 2005) as well as proposed amended versions.
16	Policy DoT2	“Development proposals that effect properties identified in the amended local list of buildings of interest will be required to demonstrate that their significance as heritage assets, including their contribution to the character and appearance of Dorchester and Overy, has been understood and that proposals have sought to avoid or minimise harm to their significance” This appears to be in general conformity with Policy CSEN3 Historic Environment in the adopted Core Strategy however it is again an aspiration and not a policy. Whether a developer has understood the significance of heritage assets is not a material matter. It is more important to identify the buildings the plan seeks to protect, to state the significance of the buildings and to use locally specific criteria to specify what may be considered a potential harm for example by establishing important views or aspects of the setting and inter-relationship of historic buildings. You may in addition wish to consider policies to seek a wider understanding and enjoyment of local heritage assets but for that to be a land use planning policy you might need to include it in a policy aimed at identifying community infrastructure assets to be achieved through Community Infrastructure Levy. The plan needs to include the Local List in the policy or at least in supporting text and it should be absolutely clear which buildings are included. A map would be helpful. APPENDIX 5.7 BUILDINGS OF LOCAL NOTE (LOCAL LIST) should show clearly why the particular buildings merit inclusion.	In the neighbourhood plan clearly identify buildings in the final Local List and justify their inclusion. Re-draft policy as criteria based policy with specific local references. Consider inclusion of policy to identify possible community infrastructure requirements.
16	Policy DoT3	“Developments which could result in an increase in vehicular traffic and car parking must include an effective plan to mitigate any negative impact, especially in relation to car parking	Identify clear criteria that are linked to local issues and objectives.

SODC Response on Pre-Submission Consultation Draft |Dorchester-on-Thames Neighbourhood Plan, May 2016

Page	Section or Policy no.	Comment	Suggested change
		and traffic congestion in the High Street caused by demand for additional parking and pedestrian safety.” Parking is recognised as one of the matters of particular concern to local people and is an area that could be more extensively discussed in the document. However this policy is not specific enough to be of use in considering a planning application. All development will increase vehicular traffic but what is meant by an ‘effective plan’? If the High Street has particular problems should it be dealt with under a separate policy or section of the policy? For avoidance of doubt what exact locations are included as High Street? Is ‘pedestrian safety’ in the right position in the paragraph?	
16	Policy DoT4	“All the other policies in this plan will be measured against the prime objective as set out in paragraph 3.1.1” That objective: “To nurture and protect the natural and built environment of the village for future generations to enjoy” could and maybe should be applied to all of the policies in the plan however it is not clear why the word ‘measure’ is included as nothing in the objective provides a methodology for measurement.	Perhaps not necessary to include as a policy
17	Policy DoT5	“Any development or change of use of land adjoining the River Thame or River Thames should have regard to river users and will only be supported if it includes measures to protect or enhance river bank biodiversity” This appears to be similar to Core Strategy and emerging Local Plan policies. It could be extended to biodiversity in the river as well as river banks. Is ‘land adjoining’ sufficiently accurate? There could be a situation where land goes sufficiently close to the rivers for development to have effect on them but there is land between them. An effective policy might suggest types of mitigation needed locally as it would be easy for a developer to justify very small changes as having provided ‘measures’.	Re-draft policy and link to locally specific issues and plan objectives.
17	Policy DoT6	“Proposals on sites adjoining designated Nature Reserves will be favoured where they make a positive contribution to the ecology of those sites” This repeats existing national guidance and local plan policies, which seek biodiversity gains however those policies also include seeking to prevent damage. For example in the Core Strategy to prevent damage to “...local wildlife sites, local nature reserves... unless the importance of the development outweighs the harm and the loss can be mitigated to achieve a net gain in biodiversity” The proposed neighbourhood plan does not have the same checks and balances.	Re-draft policy to reflect local issues and plan objectives
17	Policy DoT7	“Developments which retain, protect and enhance the green lanes, spaces and verges in the village will be encouraged” This appears to be in general conformity with Policy CSQ3 Design in the adopted Core Strategy however it adds no local detail and is again a statement of aspiration not policy. The green lanes etc. need to be identified in the plan (as well as in maps). What exactly is meant by retain, protect and enhance? Does the plan seek all three in every case or just one of them?	Re-draft policy to reflect local issues and plan objectives. Provide clear identification of assets to be protected and suggest ways the plan seeks enhancement.
17	n/a	Perhaps the word ‘spaces’ needs adding to perhaps to say ‘green’, ‘public open’, ‘amenity’ space etc. In line with Natural England’s comment it would be useful to see specific policy to protect existing green infrastructure within the plan area and promote the creation of new green infrastructure.	Consider additional green infrastructure policy in line with Natural England’s comments.
17	Policy DoT8	“The development of Denesne Field (see 6. ‘Other enclosures – Parish Map) for community use in a manner which safeguards the underlying archaeology would be supported” This appears to be in general conformity with Policy CSEN3 Historic Environment in the adopted Core Strategy in which “Proposals for development that affect non-designated historic assets will be considered taking account of the scale of any harm or loss and the significance of the heritage asset.” However Policy DoT8 does not add anything to this. Perhaps it would be better to specify exactly what community uses the local community would like to see on the site. Also I am not sure that it is a ‘development’ that is wanted.	Consider adding specific land use aspirations for Denesne Field.

Page	Section or Policy no.	Comment	Suggested change
20	Policy DoT9	“Development on suitable windfall sites, which exceed the required percentage of affordable housing will be permitted” This policy is unnecessary because national policy defines what housing may be allowed in the Green Belt. As written this policy might result in exceeding the required percentage by 1 home, which I suspect is not the intention.	Suggest this policy is removed.
19-20	3.3.3Text below Policy DoT9	While the objective of increasing affordable housing is appreciated, the text accompanying the policy suggests that the neighbourhood plan should set lower thresholds for affordable housing in Dorchester, which is contradictory. Such thresholds would have to be set in the Local Plan and only then where there is robust evidence to support it.	Remove reference to lower thresholds or provide detailed and robust evidence for this to be changed through the emerging Local Plan.
20-21	Policy DoT10; paragraphs 1-4 below the policy; and map ion Appendix 8	“Proposals for the development of small scale affordable housing schemes on rural exception sites in suitable locations within the parish boundaries where housing would not normally be permitted will be supported provided they are in accordance with Policy H10 of the South Oxfordshire Local Plan 2011.” This policy is unnecessary as it merely states what rural exception sites are. It would be more appropriate to include a policy to identify a specific site or sites where local people would prefer to see development, subject to future Green Belt review through the Local Plan. This must be based on robust evidence. With regard to references to allocations in the site specific paragraphs (1-4) and on the map (Appendix 8) the district council offers to support the neighbourhood plan group in resolving how to express the process of site allocation of sites in the Green Belt, which can only be changed through a Local Plan. The site surveys and descriptions are useful but need to be part of a robust site selection methodology. The Department for Communities and Local Government has a useful toolkit for this process http://mycommunity.org.uk/wp-content/uploads/2016/01/NP-Site-Assessment-Toolkit-Final-version.pdf Also saved Local Plan Policy H10 may not be brought forward in the same form in the emerging Local Plan. Policy DoT10 is therefore in danger of becoming out of date.	Remove this policy and consider substituting a new policy that identifies one or more preferred housing sites, based on more robust evidence. If the community does indeed welcome the principle of small scale affordable housing set out the evidence and identify the particular need and where it could be addressed. Provide up to date evidence to show need for affordable housing Work with district council to ensure correct process for site analysis and wording of any allocation policy. Future proof the policy against changes to existing saved Local Plan policies by removing or changing specific reference to LP policy H10.
21	DoT11	“Small scale infill developments that relate well to the character of the surrounding area and contribute to maintaining a balanced housing mix will be supported” This appears to be in conformity with the adopted Core Strategy but could be tightened up to define what aspects of character the developments should relate to for example landscape and/or historic character. Also the surrounding area could refer to South Oxfordshire or the immediate fieldscape. Locally distinctive criteria could be used here.	Provide evidence to show need for particular balance of housing mix. Re-draft policy based on locally specific criteria.
21	DoT12	“Applications for new buildings will be encouraged to exceed the minimum required environmental performance.” This is a worthwhile aim but could potentially conflict with national policy as set out in the NPPF particularly paragraph 173 Ensuring viability and deliverability: "...Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened." This may be obviated if the plan contains some processes by which such schemes will be actively 'encouraged'.	Re-consider this policy and consider methods for actively encouraging higher environmental performance.
21	DoT13	“Proposals for all new homes to be built in Dorchester should provide one-off street parking space for each bedroom, unless otherwise justified having regard to site-specific circumstances and Oxfordshire County Council parking standards.”	Re-consider policy in light of viability implications and consider whether policy DoT3 is sufficient by itself.

Page	Section or Policy no.	Comment	Suggested change
		This policy, like DoT12, could potentially conflict with the viability requirements of the NPPF as discussed in DoT12 above.	
22	DoT14	“Development which retains and supports existing retail, commercial, farming and home working business and employment will be encouraged.” This is aspirational and provides no form policy criteria.	Re-draft policy
22	DoT15	“Development which supports tourism and leisure enterprises which are based on the conservation and enjoyment of the qualities of the area will be encouraged.” This policy appears to be in general conformity with Policies CSEM1 Supporting a successful economy and Policy CSR2 Employment in Rural Areas in the adopted Core Strategy but does not add any value and risks permitting developments that may be harmful.	Re-draft policy based on locally specific criteria
23	DoT16	“Recognising Dorchester's prime position as an Oxfordshire tourist destination and also the historical and recreational value of the River Thames itself, development proposals will be encouraged where they promote tourism for the benefit of local businesses and the community as a whole.” Similar concerns as in DoT15 above. Unconditional encouragement could be in conflict with other policies in the neighbourhood plan and Core Strategy.	Re-draft policy based on locally specific criteria that show exactly how proposals might benefit the local community and demonstrate in the text that Dorchester does have prime position...as tourist destination.
24	DoT17	“The village already has a number of sporting and leisure facilities. Proposed developments which broaden and extend the use of these facilities by residents and visitors will be supported.” Similar concerns as in DoT15 and DoT16 above. Unconditional encouragement could be in conflict with other policies in the neighbourhood plan and Core Strategy.	Re-draft policy based on locally specific criteria
24	DoT18	“The peace and tranquility of the village is highly valued by its residents and those who visit. Any development related to tourism and leisure which could increase the level of general disturbance or bring about an increased demand for or loss of car parking should include measures of mitigation.” Vague and aspirational only.	Suggest this is not needed as it duplicates DoT3.

Part 2: Issues of concern but not matters of general conformity

Part 2: Issues of concern but not matters of general conformity

[illegible]

Appendix 6: Responses to 2017 Pre-submission Consultation

Appendix 6 Responses to 2017 Pre submission Consultation

Bishops Court Farm

- Says there has been no change in farming practice from arable to grazing (current appearance confirms this). We will delete all or second half of “which have recently been fenced in as a response to a change in farming practice from arable to grazing (4.1.3)
- References to affordable housing, increased housing stock, rural exception sites, housing infill etc., already considered and addressed within draft plan as it stands.
- Tourism – should we include reference to the active encouragement of rural diversification as an economic driver for Dorchester, as suggested? We agreed to refer to this by way of an expanded policy with in the “Economy” section.

Dorchester Residents

- Queried the name “Abbey View Meadow”, with which she is unfamiliar, within the text and appendices. The term is correct & Geoff Russell has advised resident as such.
- A number of suggested drafting changes, expansions etc. to the text which we considered. No suggested changes to policies proposed and no textual changes therefore incorporated.
- Spotted a typo on page 30 – currently DOT11 – change “area” to “also”. Text to be updated
- Observations on the SWOT analysis.
- Observation on the need for affordable housing – no amendment prompted.
- Suggestion that the PC sponsor a new Tourism Action Group – maybe a good idea but not an appropriate NDP inclusion.

Overy Residents

- 3 separate items all referring the NDP’s reference to flood risk in Overy and requests to remove from 4.2.2 “The Thame has a wide catchment area.....”. We have agreed to make this change.
- A separate suggestion in the Butcher note that the Historic Environment section should include a policy concerning the ongoing maintenance of existing village flood defence systems. Having discussed this, we agreed that this important point relates more to ongoing Village “housekeeping” than being a specific NDP issue.

Environment Agency

- “No detailed comments” – no action.

Friends of Dorchester and Long Wittenham Open Spaces (FODLWOS)

- A number of detailed responses discussed in detail and agreed to reflect a number of the group’s requested changes. See separate appendix 7.
-

Natural England

- No specific comments as no proposed development site allocation, but a suggestion that we make reference to The North Wessex Downs Area of Outstanding Natural Beauty in section

4.2 – establish whether Parish boundary is actually contiguous, and then include this reference if appropriate.

OCC

- No comments

SODC

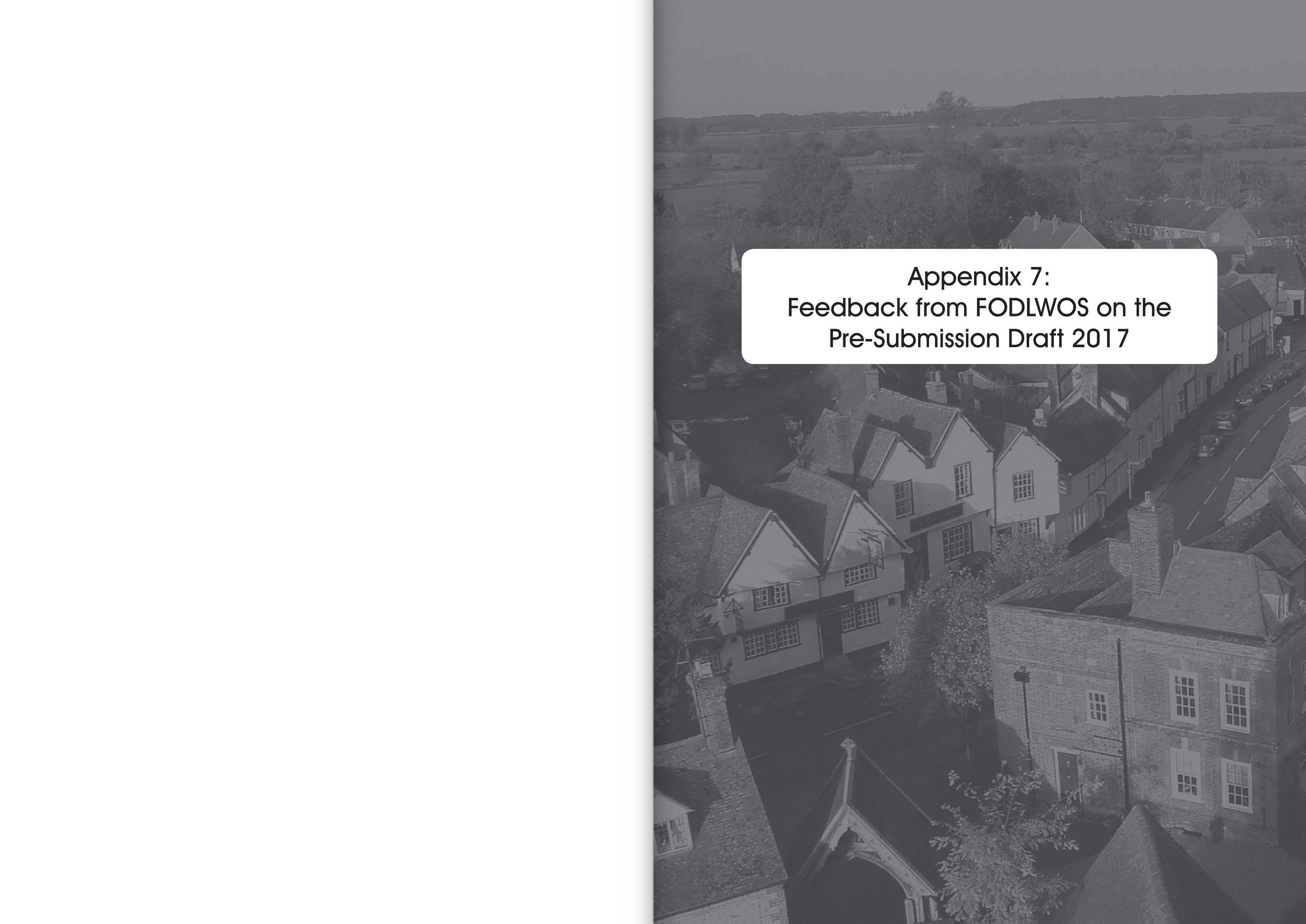
- A number of detailed responses, see separate appendix 8.

SOHA

- Feedback covers the Belcher Court issue which continues to be something of a “moving feast”. Given the pending covenant issues, we agreed it was correct that current text should be retained

Thames Water

- A request to include a policy on Water & Wastewater Infrastructure. “Developers need to consider the net increase in water and waste water demand to serve their developments and also any impact the development may have off-site further down the network if no/low water pressure and internal/external sewerage flooding of property is to be avoided.” There is a request that developers engage with Thames Water at the earliest opportunity. This will be incorporated into the Housing section.

An aerial, grayscale photograph of a historic town. In the foreground, a large, multi-story brick building with many windows is visible. To its left, a church with a prominent spire is partially seen. The town is densely packed with houses and buildings, and a road with parked cars runs through the middle ground. The background shows a hilly landscape with trees and distant structures.

Appendix 7: Feedback from FODLWOS on the Pre-Submission Draft 2017

3.Dorchester-on-Thames

3.1. Overview

3.1.1. Snapshot of the village

Dorchester-on-Thames is a small village in South Oxfordshire which is loved and enjoyed by those who live there as well as by its many visitors. Despite having a resident population of a little over 1,000 people, it is considered by many to be a dynamic village with a diverse range of community activities that enrich the lives of its inhabitants.

- It is steeped in history, its origins dating back 6,000 years, and much of its evolution is still clearly in evidence in the landscape today.
- It is surrounded by beautiful countryside, including both the River Thames and the River Thame, Wittenham Clumps and the Hurst Water Meadow, all of which are easily accessible to residents and visitors alike and provide almost unlimited opportunities to walk and explore. [The Thames Path, a national trail passes close by. Access to open spaces at Days Lock Meadow, The Dyke Hills, meadows and Hurst are valued by villagers and visitors.](#)
- It boasts a number of interesting and varied buildings in and around the picturesque High Street, including the majestic Dorchester Abbey and the adjoining accredited Museum.
- Commercial facilities include a village shop, hotels and restaurants, tea-rooms, hair salon, and other small business premises.
- Community run facilities include the village hall, allotments, a large recreation ground with a sports pavilion, tennis courts and children’s play area. [Recreational activities are also enjoyed on the rivers Thame and Thames, meadows and nearby Dyke Hills.](#)
- It offers its residents and visitors a range of cultural and recreational leisure facilities through its many clubs and associations.
- Its pre-school and primary school, and other facilities for young families, provide the opportunity for children to begin their development and early education without the need to travel outside the village.
- People like living in Dorchester. If they move they tend to do so within the village. Residents who remain here through their retirement appreciate the range of facilities suitable for their particular age group.

3.1.3. SWOT analysis Strengths

Strengths:

- Attractive village, many listed buildings
- Dorchester Abbey, major tourist attraction, largest public building in South Oxfordshire for public events
- Dorchester Abbey Museum, accredited by the Arts Council
- Locations for episodes of Midsomer Murders and other television or film productions
- Good hotels, tea-rooms and small supermarket
- The Fleur de Lys pub and the former site of the Post Office registered as community assets
- Distinctive landscape character of the River Thames and its valley; excellent vistas
- Good area for walking and cycling; footpath network
- Managed wildlife sites
- Strong community spirit with high level of voluntary activities
- [Interest groups helping to protect and preserve the integrity of the village environment alongside the parish council](#)

Weaknesses:

- Few premises for small businesses and retail units
- Limited public transport
- Inadequate parking
- Uncoordinated promotion of tourism
- Vulnerability of conservation areas and nearby green areas to

Opportunities:

- Collaborate with the Environment Agency and other environmental organisations to sustain and protect the natural environment
- Support the Hurst Water Meadow Trust in maintaining, enhancing and extending wildlife sites, especially along the Thame
- Smaller housing units will meet the needs of the young and the elderly
- Improved facilities for leisure and recreation will give better quality of life for all ages
- More parking spaces will ease congestion and encourage visitors
- Work with University of Oxford Institute of Archaeology and like-minded organisations to understand and protect archaeological sites
- Explore the potential for hydro-electric power
- [Support the Friends of Dorchester and Little Wittenham Open Spaces in applications for village green status to preserve village access to Days Lock Meadow and Dyke Hills for](#)

Threats:

- Loss of employment due to commercial premises change of use to domestic dwellings
- Risk of flooding to low-lying houses
- Risk of further gravel extraction which will bring more traffic and damage the local environment
- Risk of coalescence with Berinsfield
- Risk of damage to important unprotected archaeology by development
- [Risk of exclusion of villagers to Days Lock Meadow and Dyke Hills and the loss to the community of important and highly valued recreational areas, following the erection of fencing, and reduction in the traditional path widths by fencing paths 16 and 22 and exclusion of access to footpaths \(which have not yet been recorded on the Definitive Map\)](#)

recreational use and applications to amend the Defintive Map held by the Highways authority where unrecorded paths require registering or widths need recording

3.3. History

- The first permanent settlement was a late Iron-Age town in the southern part of the parish covering 46 hectares in an area defined by both rivers and the massive double bank and ditch of the Dyke Hills.
- The Dyke Hills gradually fell into disuse following the Roman invasion in the first century AD when a fort was established to the north of the Dyke Hills, quickly followed by a walled town laid out on a grid pattern with its outer limits marked by the line of Wittenham Lane and Watling Lane. There were also substantial extra-mural settlements to the north, south and especially to the east beyond the River Thame.
- In the Anglo-Saxon period following the Roman withdrawal, Dorchester became an important centre of Christianity with the first cathedral founded in 635. By 1140 the cathedral had been refounded as an Augustinian monastery which survived until its dissolution in 1536. The Abbey church was then adopted as the parish church.
- After the time of Alfred the Great, Dorchester lost its regional importance to other centres at Oxford and Wallingford. The main road, which crossed the Thame by means of a stone bridge from at least the C12, ensured that the settlement enjoyed a modest prosperity by providing hospitality and accommodation for travellers. From the late medieval period this service function was enhanced by pilgrims to the shrine of Saint Birinus, the founder of the first cathedral. The trade continued to prosper through the coaching age.
- Agriculture was the main occupation down to the C20 when the car factory in Oxford allowed some of the inhabitants to earn their living outside the village and tourism gradually became of increasing importance to the village economy. There are a number of small businesses within the village and the agricultural presence is maintained by three farms and the cultivation of the surrounding fields and meadows adjacent to the Thames. Of particular note, early attempts to level the Dyke Hills by the incumbent landowner gave rise to the legislation which today is the foundation of the preservation of sites of national historical importance. The Dyke Hills was the first ever nationally recorded ancient monument
- Gravel, which because of its free draining qualities first attracted prehistoric man to settle in Dorchester, has since World War II greatly changed the appearance of the landscape in the northern part of the parish. The relentless demand for aggregates for the construction industry has led to a string of man-made lakes which are now designated County Wildlife Sites and largely used for various leisure purposes.

4.1.3. Analysis of the village outside the conservation areas

To the north there are areas of mostly twentieth century housing lining the Abingdon Road, the Old Oxford Road and the south side of the Drayton Road interspersed with lakes formed from the worked-out gravel pits. The Minchin Recreation Ground is a prominent open green space. Other areas of modern housing fringe the village to the east accessed from Martins Lane and

Manor Farm Road. Beyond the Hurst Water Meadows (owned and managed by a local Trust on behalf of the community) and Overy is an open landscape. To the south is another area of twentieth century housing in Tenpenny and Orchard Haven with productive agricultural fields and water meadows beyond. The area to the west is all open agricultural land apart from a scatter of modern houses on the west side of Watling Lane. Both these areas are crossed by a network of popular footpaths which have recently been fenced in. The sewage works at the south-eastern end of the bridge are separated from Dorchester by Old Bridge Meadow (also owned by the Hurst Water Meadow Trust) and a field used for event parking.

.....

4.1.6. Proposals

These proposals are important elements in the management of the historic character of Dorchester. They have been produced in accordance with the advice contained in Neighbourhood Planning and the Historic Environment published by the then English Heritage (2014). It is recognized that they will need to be taken forward outside the Neighbourhood Development Plan,

1. That the revised appraisal maps as set out in Appendices 1 & 2 are formally approved by SODC.

2. That the buildings set out in Appendix 5 are formally adopted by SODC as a local list of non-designated heritage assets.

3. That the Overy conservation area should be revised to include the field between Overy Lane and the A4074 as shown on the appended map. Appendix 2.

4. That the Dorchester Conservation Area should be revised to include the Demesne Field. Appendix 1.

5. That the village access to open spaces be preserved by application for village green status for land at the Dyke Hills and Days Lock Meadow

6. That Applications to register and where appropriate amend the Definitive Map held by the highways authority is undertaken within the statutory expiry date for registration, that is 2026.

4.1.7. Evidence base for the Proposals

...

Views and trees

The Dorchester and Overy Character Appraisals identify the importance of the open farmland which surrounds the tightly-knit built form of the village. The recent introduction of stock fencing has impacted significantly on the open landscape. It is recognised that the open aspect has been a feature of the historical landscape which for generations has drawn residents and visitors alike. Views into the village from all the distant approaches outside the conservation areas are a crucial element of its landscape character and should be protected when considering proposals within the conservation areas. The open nature of the farmland to the west, south and east is such that it is difficult to pin-point precise locations on a map where one view into the village is more significant than another and it is the totality of that whole open setting which

Deleted: as a response to a change in farming practice from arable to grazing

Deleted: Notwithstanding the recent introduction of wire fencing along the footpaths, the overall character remains that of an open landscape.

is so important. However, there are locations within the village which either frame the view out into the open countryside or into the built up area in a way which asserts the importance of the Abbey in particular. A selection of these views has been added to the Appraisal Maps for both Dorchester and Overy (Appendices 1 and 2).

In Overy the area of land known as the Hurst is a highly-valued amenity for the community and the well-managed footpaths provide a variety of views both inwards and outwards. A belt of trees with a traditionally laid hedgerow running north-south in the eastern sector Page 23 punctuates the open meadow and has been added as an additional group of important trees (Appendix 2). Traditional hedgerows bring a biodiversity of species and we actively support the wildlife corridors that they represent. Where necessary we will engage with the Countryside Officer at SODC to ensure hedgerow regulations are complied with to ensure their environmental biodiversity continues to flourish.

4.2.4. Policies

DoT 4: River Impact

Any developments or change of use of land likely to have an impact on the River Thames or River Thame will be supported only if it protects and/or enhances biodiversity, is greater than the 10m buffer recommended by the EA and provides continued tranquillity and enjoyment of the natural environment for the public, for example, through managed sustainable tourism, education and leisure purposes.

DoT5: Access to open spaces

It is recognised that the open spaces in and around the village enhance the community and are greatly valued by young and old as areas of relaxation and leisure, whether boating, canoeing, picnicking or walking. The boating community value the opportunity to moor alongside the Thame or Thames, and footpaths have traditionally seen these visitors in the village using amenities, and supporting local businesses. In order to preserve and protect this tourism we will work to ensure footpaths are accessible and safe to all.

We will endeavour to promote the facilities the village has to offer both to walkers on the Thames path and boaters to ensure that local businesses are supported.

4.4. Tourism and Leisure

4.4.2. Background

Tourism is diverse and well established. The River Thames brings boats and walkers. The Abbey brings visitors and concert goers. Proximity to Oxford brings tourists exploring the wider area. The history of Dorchester and its historic buildings attracts tourism. The Museum is a popular visitor attraction. Countryside walkers and cyclists visit or pass through the village. Days Lock Meadow is a favourite site for mooring and picnicing.

More recently, tourism has been markedly increased through the international popularity of “Midsomer Murders”. Additionally, Dorchester benefits from being close to the Earth Trust at Little Wittenham. Annual events such as Arts Week also bring visitors. Tourism can place an additional strain and burden on the resources of the village. Visitor parking is limited to the public car park in Bridge End plus on-street parking, with the latter having the obvious adverse impact on the village’s outward appearance and attractiveness.

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Additional public parking is available at either end of the village – Abbey View Meadow to the south and part of the recreation ground to the north, although restrictions apply to both these locations which are therefore only made available for special events. However, if properly managed, tourism can add to the village’s economic well-being by providing welcome custom and support to its retail enterprises. In 2004-06 a Tourism Working Group was set up to review tourism in the village and to gather data, identify projects and improve the opportunities presented by tourism whilst trying to minimise its impact. Certain improvements were made, including signage and information display boards at key access points.

Leisure for residents and visitors is also well established. There are a variety of clubs and societies covering a range of interests. Amenities include the Abbey, Abbey Guest House, village hall, recreation ground including the recently constructed tennis courts, sports pavilion, hotels, guest houses, pubs, cafes and tea rooms. The recreation ground is host to a number of well-established sports including football, cricket and tennis.

There are allotments in the centre of the village. Sailing is available on the lakes off the Abingdon Road and fishing is available on both Rivers Thames and Thame, and on the lakes. Residents and visitors have a wide choice of footpaths to walk both locally and further afield, including the Hurst Water Meadows. Canoeing and rowing are popular activities on the Thames, although their boats are required to be portaged around Days Lock. We are negotiating this access to be restored and access from the river to be made available to ensure that the benefits from tourism continue.

4.5.3. Policies

DoT17: Business and Employment

Developments which retain support and enhance existing retail, commercial and home working businesses and employment, whilst protecting the agricultural nature of the area and maintaining the character and natural environment of the village, will be encouraged.

DoT18: Tourism and Leisure

Developments which support tourism and leisure enterprises which are based on the conservation and enjoyment of the qualities of the area will be supported. We are committed to providing safe footpaths and bridleways, recognising the large numbers of walkers who use the Thames path, and the need for adjoining paths into the village to be accessible to the elderly and disabled persons.

5. Summary of policies

All the policies in this plan will be considered against the prime objective as set out in paragraph 4.1.1: ‘To nurture and protect the natural and built environment of the village for future generations to enjoy’.

The sensitive management of the exceptional historic and natural environment of Dorchester should underpin all development decisions in order to provide for a sustainable future for the village. The enjoyment and understanding of this unique community will be dependent on a robust strategy for periodic monitoring of ways by which this objective can be achieved and it demands that the Parish Council should set up a quinquennial review for the duration of the plan. Where appropriate the Parish Council may be assisted by groups, such as PAGE and FODLWOS which are recognised as having been formed to represent the interests of the village thus enabling the work of the parish council to continue.

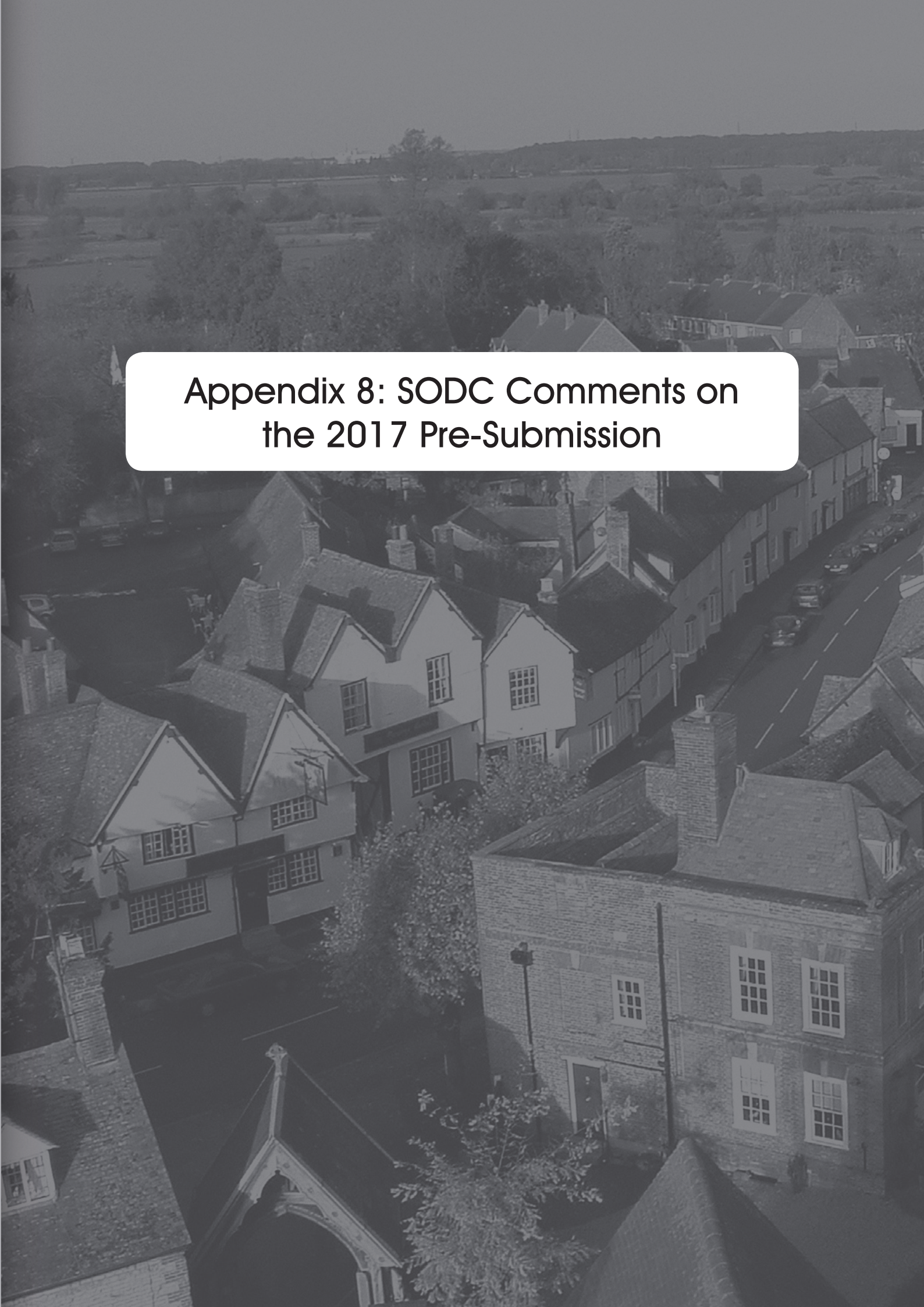
5.2. Natural environment, wildlife and biodiversity

DoT4. Any developments or change of use of land likely to have an impact on the River Thames or River Thame will be supported only if it protects and/or enhances biodiversity, is greater than the 10m buffer recommended by the EA, and provides continued tranquillity and enjoyment of the natural environment for the public, for example, through managed sustainable tourism, education and leisure purposes.

DoT5. Development on sites likely to have an impact on Community Meadows as shown on the Policy Map will be supported only where they make a positive contribution to the ecology of those sites

DoT6. Development will be supported only when it retains, protects and enhances for future generations to enjoy, local green infrastructure (green spaces and verges) including all bridleways and footpaths as identified on the Policy Map together with those paths which are yet to be recorded on the Definitive Map but for which there has been long standing (in excess of 20 years) customary use. Paths as yet unrecorded will be subject to applications prior to the statutory deadline of 2026, in order to preserve access for future generations.

DoT7. Alternative land uses in the areas shown in the Policy Map, representing the most versatile and highest quality agricultural land in the Parish will only be supported where they protect agricultural employment and protect the non-renewable land resource.

An aerial photograph of a village, likely in a rural area, showing a mix of residential buildings, including a prominent church with a tall spire. The image is in grayscale and serves as a background for the right page of the document.

Appendix 8: SODC Comments on the 2017 Pre-Submission

Appendix 8 South Oxfordshire District Council Comments on the 2017 Pre-Submission Consultation Draft Dorchester-on-Thames Neighbourhood Plan

Comment Number	Section/Policy	Comment	Recommendation
1	Executive Summary final paragraph (page 4) This final draft of the Plan is now provided for review and consultation with residents, following which any possible amendments arising from this review will be considered by the Parish Council and NDP team. The Plan will be revised as appropriate prior to submission to statutory consultees and the local planning authority; then for independent examination, before being put forward for referendum within the Parish and then, hopefully, formal adoption	The neighbourhood plan will be submitted to the Local Planning Authority.	Please delete the highlighted text “statutory consultees and”.
2	Introduction – Paragraph 3, 4 and 5 (page 5) This does not, however, give us free rein to decide anything we want. Neighbourhood Development Plans must still meet the policies of District Councils’ Local Plans and must also take into account the relevant Regional Councils’ strategic assessment of housing needs and other development issues. They must also comply with European	Paragraph 3 Neighbourhood plans must meet basic conditions and legal requirements. We suggested a few minor modifications to make it more precise. Paragraph 4 We recommend aligning the plan period of the neighbourhood plan with the council’s emerging local plan. Paragraph 5 There are various ways in which communities can	Amend wording to: This does not, however, give us free rein to decide anything we want. Neighbourhood Development Plans must meet basic conditions and legal requirements. These include: being in conformity with national policy and guidance; being in general conformity with strategic policies of the District Council’s Development Plan; complying with

Comment Number	Section/Policy	Comment	Recommendation
	and national legislation and must have appropriate regard to national policy. On 7th June 2013 South Oxfordshire District Council gave approval to the neighbourhood area being defined as the whole parish of Dorchester-on-Thames. The plan will stand for a period of 15 years. Dorchester’s Neighbourhood Development Plan, once approved by a community referendum and accepted by SODC, will have statutory force and set a comprehensive agenda for the village’s future development. Without the Plan we would have no strategic influence over the future development of our village.	influence the planning system. Neighbourhood plans give communities a stronger voice in shaping their future.	European and national legislation. When dealing with housing, the latest evidence of housing need is relevant to whether the housing policies in the neighbourhood plan contribute to the achievement of sustainable development. On 7th June 2013 South Oxfordshire District Council gave approval to the neighbourhood area being defined as the whole parish of Dorchester-on-Thames. The neighbourhood plan will cover the period from 2011 to 2033. Dorchester’s Neighbourhood Development Plan, once approved by a community referendum and accepted by SODC, will have statutory force and set a comprehensive agenda for the village’s future development. The neighbourhood plan will give us a stronger influence over the future development of our village.
3	2.2. What is in this document? (page 6) This document sets Dorchester on Thames’ strategic direction and policies for the Built Environment,	The strategic direction of settlements in our district are set by the council’s adopted Development Plan. Neighbourhood plans enable communities to develop a shared vision and policies that help them get the right types of	Amend wording to: 2.2. What is in this document? (page 6) This document sets a shared vision for Dorchester on Thames

Comment Number	Section/Policy	Comment	Recommendation
	Natural Environment, Housing, Economy, Tourism and Leisure. The Page 6 background and issues related to each of these are considered under paras. 4.1 to 4.5. These lead separately to a number of policy proposals, and these are summarised in paras. 5.1 to 5.5.	development for their area where their ambition is aligned with the strategic needs and priorities of the district.	and policies for the Built Environment, Natural Environment, Housing, Economy, Tourism and Leisure aimed at shaping the development and growth of the local area. The Page 6 background and issues related to each of these are considered under paras. 4.1 to 4.5. These lead separately to a number of policy proposals, and these are summarised in paras. 5.1 to 5.5.
4	2.4.3. The main issue Without question, the main issue has been housing (how much, where, when, size, affordability?) complicated by changes in perceived requirements. Will Dorchester continue to be designated a small village with no specific housing allocation or a large one with a required housing provision? The recent draft proposals for the 2031 Local Plan would require the SODC to meet greatly increased numbers of houses. This has led to a series of draft and redrafted housing policies as the NDP has sought to meet each new demand. It is believed that the housing policies as now presented will fully meet SODC	It is important that the neighbourhood plan is as up-to-date as possible.	Please review this section and reference the emerging South Oxfordshire Local Plan 2033 – Second Preferred Options (direct link here)

Comment Number	Section/Policy	Comment	Recommendation
	requirements and fully respect national policy on the Green Belt.		
5	Heritage section General comments	Comments from SODC Conservation Officer: The NDP should introduce a Dorchester and Overy Heritage Area- likely to be the extended boundaries drawn on the existing conservation area maps- then they will be in a really strong position to protect those extended areas with their policies. If they leave it as I think there would be potential for developers to argue that the areas are outside the designated conservation area so the statutory tests and policies they have written do not apply. I really think if they turn it around so that the area is specific to the neighbourhood plan then the policies will have much greater weight. It could be a really long time before we re-appraise Dorchester so all their hard work would be for very little. I do not think there is any strength in referring to the area as the 'amended conservation area' because it hasn't been formally amended so has no weight and arguably the policies not be sufficiently robust as a result. We have made a number of suggestions which we hope will make your policies more robust and based on a defined plan area that has weight from the moment the neighbourhood plan is adopted rather than relying upon the local authority adopting a boundary revision – which is	We recommend that the NDP introduces a Dorchester and Overy Heritage Area. The extended boundaries drawn on the existing conservation area maps may be used to mark the boundary of the locally identified proposed heritage area.

Comment Number	Section/Policy	Comment	Recommendation
		unlikely to happen in the near future. If I can make the attached comments more clear or if you would rather have an annotated version of the plan please let me know. I should point out these comments are made without the benefit of seeing the maps so I can't actually comment on the acceptability of the proposed area or its suitability but the wording of the accompanying text and policies is considered acceptable subject to the proposed modifications.	
6	4.1.4. Conservation Area Character Studies The conservation area character studies were approved by SODC on 2 September 2004. They have stood the test of time and provide a comprehensive analysis of the intrinsic character of Dorchester and Overy. Apart from a few minor alterations to take account of subsequent changes and discoveries, the text and the policies remain an essential tool in the positive management of the historic environment. A number of the potential enhancement schemes set out in the associated Management Plans approved by SODC on 16 June 2005 have been implemented	Please see comments and recommendation number 5	Replace the highlighted text with "Proposed updated Appraisal and Management Plans".

Comment Number	Section/Policy	Comment	Recommendation
	and these have been deleted from the revised text.		
7	Page 20 The appraisal maps which accompanied the character studies for Dorchester and Overy sought to show important views, walls, trees, open spaces and buildings of local note as well as listed buildings and the conservation area boundary. However, in our view the maps are deficient in that they omit some significant views and do not include the boundaries of the Scheduled Ancient Monuments which are such an important part of the historic character of Dorchester (Appendix 3). Although the text of the character study emphasises the importance of boundary walls to the appearance of the village, many of them are not marked on the maps. Accordingly we have revised the maps to include the additional boundary walls and significant views. (Appendices 1 and 2). There is some confusion about the status of the undesignated buildings which are marked as of 'local note'	A new subheading is needed here in order to help the following sections to be read as separate from the '4.1.6. Proposals to SODC' and therefore make the policies more robust. It is important to note that the district does not have a published district wide local list.	Amend wording to: Dorchester and Overy Heritage Area Following assessment of the designated conservation areas of Dorchester and Overy, a number of areas outside of the designated boundaries have been identified as worthy of inclusion within a defined heritage area. This Dorchester and Overy Heritage Area is shown in Appendices 1&2 and discussed below. The appraisal maps which accompanied the character studies for the designated conservation areas of Dorchester and Overy sought to show important views, walls, trees, open spaces and buildings of local note as well as listed buildings and the conservation area boundary. However, in our view the maps are deficient in that they omit some significant views and do not include the boundaries of the Scheduled Monuments which are such an important part of the

Comment Number	Section/Policy	Comment	Recommendation
	on the appraisal maps. Only two of them are included on the separately published District-wide list of 'buildings of local interest'. In the interests of clarity all these buildings should be added to that list. We have compiled Appendix 5 to give their addresses and a brief statement of their interest and marked them on the revised maps. Appendix 5 also includes those buildings outside the conservation areas which are of local interest and which should be treated as undesignated heritage assets.		historic character of Dorchester (Appendix 3). Although the text of the character study emphasises the importance of boundary walls to the appearance of the village, many of them are not marked on the maps. These features are identified on the Dorchester and Overy Heritage Area maps in Appendices 1&2. There is some confusion about the status of the undesignated buildings which are marked as of 'local note' on the appraisal maps. We have compiled Appendix 5 to give their addresses and a brief statement of their interest and marked them on the revised maps. Appendix 5 also includes those buildings outside the designated conservation areas which are of local interest and which should be treated as undesignated heritage assets.
8	4.1.5. Archaeology Final sentence “... The Demesne Field, which is currently outside the Dorchester conservation area, also contains	Please see comments and recommendation number 5	Amend wording to: “... The Demesne Field, which is currently outside the designated Dorchester conservation area, also contains evidence for important underlying archaeological remains

Comment Number	Section/Policy	Comment	Recommendation
	evidence for important underlying archaeological remains (Appendix 4)”. 4.1.6 Proposals 1. That the revised appraisal maps as set out in Appendices 1 & 2 are formally approved by SODC. 2. That the buildings set out in Appendix 5 are formally adopted by SODC as a local list of non-designated heritage assets. 3. That the Overy conservation area should be revised to include the field between Overy Lane and the A4074 as shown on the appended map. 4. That the Dorchester Conservation Area should be revised to include the Demesne Field. Appendix 1. Area should be revised to include the Demesne Field. Appendix 1.	The council's conservation officer recommended that these are re-ordered so that point 1 becomes point 4 to emphasise the priorities. Other proposed modifications relate to comments number 5.	(Appendix 4)”. This area has been included within the Dorchester and Overy Heritage Area (see Appendices 1&2) Amend wording to: 1. That the buildings set out in Appendix 5 are formally adopted by SODC as a local list of non-designated heritage assets. 2. That the Overy conservation area should be revised to include the field between Overy Lane and the A4074 as shown on the appended map. Appendix 2. 3. That the Dorchester Conservation Area should be revised to include the Demesne Field. Appendix 1. 4. That the Dorchester and Overy Heritage Area maps are used to inform boundary extensions and revise the detail captured on the 2005 adopted Appraisal and Management Plan maps, as set out in Appendices 1 & 2.
10	4.1.7. Evidence base for the Proposals Paragraph 1 - Page 21 The Dorchester Conservation Area Management Plan rightly draws particular attention to 'the many	We recommend replacing the term "Proposals" with "Policies". The information in this section is all very relevant and will give greater weight to the neighbourhood plan's policies.	Amend wording to: 4.1.7. Evidence base for the Policies Paragraph 1 The Dorchester Conservation Area Management Plan (2005) rightly

Comment Number	Section/Policy	Comment	Recommendation
	attractive walls...which make such an important contribution to the character of the conservation area'. However, the Appraisal Map only identifies a small selection of these Page 22 walls. Paragraph 2 - Page 22 The importance of all these walls as marked on the amended Appraisal Map (Appendix 1) should be a material consideration in any development proposals that might affect their integrity. Some of them are in a poor condition and a revised Management Plan should include their appropriate repair as an objective of enhancement.		draws particular attention to 'the many attractive walls...which make such an important contribution to the character of the conservation area'. However, the SODC Appraisal Map only identifies a small selection of these walls. Paragraph 2 - Page 22 The importance of all these walls as marked on the Dorchester and Overy Heritage Area Map (Appendix 1) should be a material consideration in any development proposals that might affect their integrity. Some of them are in a poor condition and a future revised Management Plan should include their appropriate repair as an objective of enhancement.
11	Views and trees (Page 22)	There is no Views policy in the policies section. There is sufficient evidence here to add one if desired along the lines of : Development should preserve or better reveal those views and vistas which contribute to the significance of Dorchester and Overy and the heritage assets within them, as shown on the maps at appendices 1&2. Development proposals should identify how a scheme has been informed by these important	Please consider adding a policy relating to views and replace "Appraisal Maps for both Dorchester and Overy" at the end of paragraph 1 with "Dorchester and Overy Heritage Area Maps" ...

Comment Number	Section/Policy	Comment	Recommendation
		views and proposals that would preserve these views and the contribution they make to the important setting of a number of heritage assets will be looked on favourably.	
12	Buildings of local note (Page 23) The justification for adding further buildings of local note is set out in Appendix 5. It includes two buildings outside the conservation area and provides a reasoned explanation for those buildings which were previously simply identified on the Appraisal Maps. Having provided this additional information it is hoped that the District Council will formally adopt the Appendix as a list of undesignated heritage assets.	Please see comments and recommendation number 5	Amend wording to: The justification for adding further buildings of local note is set out in Appendix 5. It includes two buildings outside the designated conservation area and provides a reasoned explanation for those buildings which are currently simply identified on the designated Conservation Appraisal maps (2005). It is also hoped that the District Council will formally adopt the local-list of undesignated heritage assets. These assets are considered non-designated heritage assets in line with assessment criteria in the Historic England Advice Note 7: Local Heritage Listing and are awarded material consideration under paragraph 135 of the NPPF.
13	Extension to Overy Conservation Area & Extension to Dorchester Conservation Area" (Pages 23 and 24)	Please see comments and recommendation number 5	Please re-label this section: Dorchester and Overy Heritage Area: Description of the areas outside the designated

Comment Number	Section/Policy	Comment	Recommendation
			conservation areas. Please replace “proposed that it should be included within the designated boundary of the Overy conservation area” at the end of the last sentence in paragraph 1 with: “included within the Dorchester and Overy Heritage Area (app1&2). It is also recommended that this area is considered for inclusion within a future boundary review of the designated conservation area at a future date” . Please delete subheading “Extension to Dorchester Conservation Area” Please add this following sentence to the last paragraph in this section: “This area is considered worthy of inclusion within the Dorchester and Overy Heritage Area and is shown on the map at App1&2. It is also recommended that this area is considered for inclusion within a future boundary review of the designated conservation area at a future date” .

Comment Number	Section/Policy	Comment	Recommendation
14	DoT 1: Historic Environment (page 24) Developments which maintain or enhance the historic environment as identified in the amended Dorchester and Overy Conservation Area Character Appraisals and Management Plans as contributing to the established character of the conservation areas as set out in Appendices 1, 2, 3, and 4 of this Plan will be supported. As the NDP proposes amendments to the appraisals and plans, this policy is necessary until such time as the local authority formally adopts the proposals. The evidence base for the amendments is described in 4.1.6 above.	Please see comments and recommendation number 5 If the neighbourhood plan refers to a specific heritage area you do not need the second part of the policy.	Amend wording to: DoT 1: Historic Environment (page 24) Developments which maintain or enhance the historic environment as identified in chapters 3 and 4 of this document and within the SODC Appraisals and Management Plans (2005) attached in the supporting documents as contributing to the established character of the Dorchester and Overy Heritage Area as set out in Appendices 1, 2, 3, and 4 of this Plan will be supported.
15	DoT 2: Buildings of Interest (Page 24)	Please see comments and recommendation number 5	Please omit the word “amended” when referring to the local list in the first paragraph of the policy. Please delete the last part of the policy: “As the NDP proposes additions to the local list this policy is necessary until such time as the amended list is formally adopted by the local authority. The evidence base for inclusion on the

Comment Number	Section/Policy	Comment	Recommendation
			list is contained within the Appendix”.
16	DoT 3: Traffic and Car Parking (Page 25)	This is not a heritage policy and has no supporting evidence/text.	Please merge this policy with DoT 11 or create a dedicated parking policy. Please also consider re-labelling Policy DoT 11 removing mention of the Conservation Area.
17	DoT 4: River Impact Any developments or change of use of land likely to have an impact on the River Thames or River Thame will be supported only if it protects and/or enhances biodiversity, is greater than the 10m buffer recommended by the EA and provides continued tranquillity and enjoyment of the natural environment for the public, for example, through managed sustainable tourism, education and leisure purposes.	Neighbourhood planning policies should be positively worded and should not place blanket restrictions.	Amend wording to: DoT 4: River Impact Any developments or change of use of land likely to have an impact on the River Thames or River Thame should: - protects and/or enhances biodiversity, - Be located 10m away from banks of the river; and - Preserve the tranquillity and enjoyment of the natural environment for the public, where possible.
18	DoT 5: Community Meadows Development on sites likely to have an impact on Community Meadows as shown on the Policy Map will be supported only where they make a positive contribution to the ecology of those sites.	Neighbourhood planning policies should be positively worded and should not place blanket restrictions.	Amend wording to: DoT 5: Community Meadows Development proposals on sites likely to have an impact on the identified Community Meadows on the Policy Map should make a positive contribution to the ecology of those sites.
19	DoT 6: Green Infrastructure	Neighbourhood planning policies should be	Amend wording to:

Comment Number	Section/Policy	Comment	Recommendation
	Development will be supported only when it retains, protects and enhances for future generations to enjoy, local green infrastructure (green spaces and verges) including all bridleways and footpaths as identified on the Policy Map.	positively worded and should not place blanket restrictions.	DoT 6: Green Infrastructure Development should retain, protects and enhance, for future generations to enjoy, local green infrastructure (green spaces and verges) including all bridleways and footpaths as identified on the Policy Map.
20	DoT 7: Agricultural Land Use Alternative land uses in the areas shown in the Policy Map, representing the most versatile and highest quality agricultural land in the Parish will only be supported where they protect agricultural employment and protect the non-renewable land resource.	Please see comment number 19	Amend wording to: Alternative land uses in the areas shown on the Policy Map, representing the most versatile and highest quality agricultural land in the Parish should be protected for agricultural employment opportunities and protect the non-renewable land resource.
21	4.3.3 Policy Justifications Infill developments Paragraph 1 The policies in the plan aim to support infill development only where it is appropriate to its existing surroundings and which helps to maintain a balanced housing mix within the village. This would include small family homes in suitable locations, or homes suitable for older people, with a predominance of smaller homes to meet the established demand.	Please see comment number 19 Planning policies should be clear and precise. Please clarify whether ‘small’ family homes relate to ‘small’ in size or ‘small’ in bedroom numbers.	Amend wording to: The policies in the plan support infill development where it is appropriate to its existing surroundings and where it helps to maintain a balanced housing mix within the village. This includes small (please clarify whether ‘small’ in size or ‘small’ in bedroom numbers) family homes in suitable locations, or homes suitable for older people, with a higher mix of smaller homes to take into account the identified local demand.

Comment Number	Section/Policy	Comment	Recommendation
22	Affordable Housing (Page 33)	This section mentions Belcher Court, a sheltered scheme that SOHA are re-developing.	We would suggest that the Parish Council talks to SOHA directly about their plans for the site.
23	Policy context (Page 35) Paragraph 4 Policy CSR1 of the adopted South Oxfordshire Core Strategy 2027 covers housing in villages. Dorchester is classified in the Core Strategy as a “smaller village” where limited infill and rural exception sites for new housing will be permitted if need is shown and it is supported or initiated by the Parish Council. Sites will not be allocated for additional housing. Sites should not exceed 0.2 ha.	Neighbourhood plans should be based on the most up-to-date evidence. The evidence base behind the district council's emerging local plan is fundamental to the policy context of this section. You have accurately captured the fact that the adopted Core Strategy does not promote site allocations in this area. It would be helpful to clarify that whilst the emerging local plan proposes growth of 5% to 10%, the neighbourhood plan is unable to allocate sites for housing due to greenbelt constraints. This would more accurately set the context for your support of rural exception schemes. The Council will work closely with parish councils and local communities to progress rural exception schemes however there is no requirement that these must be supported or initiated by the Parish Council.	Please review the wording to address the concerns raised by the council. Please delete: “and it is supported or initiated by the Parish Council” at the end of the second sentence. The emerging Local Plan does not specify site size for rural exception sites.
24	Policies DoT8 and DoT9 (page 35 and 36)	Response: Dorchester-on-Thames Neighbourhood Plan From: Housing Development Date: 221 April 2017	Please amend policy DoT8 to: Small scale infill developments will be supported where they respect national designations such as Green Belt, reflect the character of their immediate area in

Comment Number	Section/Policy	Comment	Recommendation
		Our comments on the draft Neighbourhood Plan version are: The Neighbourhood Plan refers to National, County and District housing and planning policies to set the context and framework for the proposed policies DoT8 and DoT9. DoT8 Housing infill developments SODC policy requires that on all developments of 11 units or more 40% must be affordable with 75% rented and 25% shared ownership. In ANOB areas developments between 6 – 10 units will incur a financial contribution for affordable housing in lieu of an affordable home. DoT9 Affordable housing for local people. All affordable housing delivered has to be available to meet a district wide need, although the Councils Allocations Policy does enable up to 20% of new build affordable rented homes to be allocated to households with a specified local connection on first lettings only. This can only apply on sites large enough to deliver at least 5 affordable homes for rent. To give an example a site of 20 new homes would require a District level affordable housing requirement of 40% with the resulting units being split 75/25 rent/shared ownership respectively. In this instance that would mean 8 of the units would be affordable with 6 for rent and 2 for shared ownership, with 1 of the rented units being specified for a local connection.	terms of scale, design and layout. Schemes of eleven or more dwellings, will be required to demonstrate that the mix of dwelling types and sizes is appropriate and relate to the needs of current and future households in Dorchester. This should recognise the need for one, two or three bedroom dwellings. Amend policy DoT 9 to: 20% of all new Affordable Housing in Dorchester provided by the plan will, on first lettings only, be subject to a local connection. A local connection is defined as: a) a person who is resident in the NDP area. The residency will need to be permanent and have lived in the area 6 months out of the last 12 or 3 years out of the last 5, or b) a person who is in permanent paid employment or has a fixed term contract for a minimum of one year or permanent offer of paid employment in the area, or is selfemployed and works predominately in the area or c) a person with close family (grandparents, parents, legal guardian, adult

Comment Number	Section/Policy	Comment	Recommendation
		To achieve Affordable Housing that is allocated with a priority for local people in perpetuity the Neighbourhood Plan has explored Rural Exception Schemes, for these to go ahead it will mean updating your housing needs survey, which should be under 5 years old as a general rule, to comply as part of the evidence base for the instigation of developing a Rural Exception Site. As a housing development team we work pro-actively with parishes to explore this option further. We would recommend that the draft policy is slightly re-worded to comply fully with the allocations policy of SODC. Whilst we recognise that the Neighbourhood Plan team has taken account of the SHMA, Government Welfare reform, introduced since the production of the SHMA, has seen a significant increase in the demand for two bedroom accommodation for rent with a reduction in demand for larger rented family homes due to the changes in eligibility for Housing Benefit. Although the demand for 3 and 4 bedroom properties has reduced there is a need for some families to have access to larger 3 bedroom houses with capacity for 6 bed spaces if they are not currently eligible for 4 bedroom accommodation. The SHMA recognises that, whilst the demand for one bedroom accommodation is also high for rented units, this	children or brothers and sisters) who have lived in the parish for 5 years or longer. In the event that no persons meeting the above criteria are in housing need when a property becomes available, a local connection with South Oxfordshire criteria will be applied. Proposals for the redevelopment or reuse of existing social or affordable housing sites must contain an appropriate element of social or affordable housing.

Comment Number	Section/Policy	Comment	Recommendation
		size of accommodation provides less flexibility in meeting changing household need and that there is potential for greater turnover as a result of household moves. Changes in Housing Benefit payments also impact on the eligibility of single people in particular for a self-contained unit. The requirement for councils to meet the needs of homeless families may also indicate a need for a bias away from one-bedroom to two bedroom provision. The demand for two-bedroom shared ownership properties is much higher than for one-bedroom properties, therefore the overall affordable housing mix may be more suitably delivered with a higher proportion of two bedroom properties than is indicated in the SHMA guidance. In general, it is anticipated that the mix of affordable housing should reflect the significant demand for two bedroom units for both rented and shared ownership tenures with a reduction in one-bedroom accommodation and an adjustment to the number of larger homes. If the Neighbourhood Plan team would like any further advice or help in drafting these policies please do get in touch with the Housing Development team at SODC. It is also worth the Neighbourhood Plan team looking through the housing white paper. Jan Phillips	

Comment Number	Section/Policy	Comment	Recommendation
		Housing Development Officer 21 April 2017	
25	DoT 11 Conservation Area Development - Parking Proposals for all new homes to be built within the Dorchester Conservation Area must area provide an effective plan to mitigate the impact of additional on-street parking.	Please see comments and recommendation number 16	Merge this policy with Policy DoT3
26	DoT 14: Tourism Recognising Dorchester's prime position as a national and international tourist destination and also the historical and recreational value of the River Thames itself, development proposals will be encouraged where they promote tourism for the benefit of local businesses and the community as a whole without having an adverse impact on the village's character and natural environment	This policy could be merged with DoT 18: Tourism and Leisure	Please consider merging this policy with Policy DoT18
27	DoT16: Peace and Tranquillity The peace and tranquillity of the village is highly valued by its residents and those who visit. Any development related to tourism and leisure which could increase the level of general disturbance or bring about an increased demand for or	Paragraph 123 of the National Planning Policy Framework (NPPF) sets out that planning policies should aim to: • avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development; • mitigate and reduce to a minimum other	Amend wording to: The peace and tranquillity of the village is highly valued by its residents and those who visit. Any development that gives rise to significant levels of noise and traffic should include measures to mitigate significant negative

Comment Number	Section/Policy	Comment	Recommendation
	loss of car parking should include measures of mitigation.	adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions; • recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established; and • identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason. The policy arbitrarily selects one particular land use (tourism) and ignore disturbances that may be caused by other land uses. You could use Local Green Space designations (see paragraph 76 to 78 of the NPPF (direct link) to identify and protect areas of tranquillity. Parking issues should be dealt with separately, through the parking policy.	effects.
28	DoT17: Business and Employment	Planning policies should be clear and precise.	Amend wording to:

Comment Number	Section/Policy	Comment	Recommendation
	Developments which retain support and enhance existing retail, commercial and home working businesses and employment, whilst protecting the agricultural nature of the area and maintaining the character and natural environment of the village, will be encouraged.		Development proposals for enhancing retail facilities, facilitating home working, and creating employment opportunities will be encouraged. These developments should not have any significant adverse impact on the village's character and natural environment.
29	DoT18: Tourism and Leisure Developments which support tourism and leisure enterprises which are based on the conservation and enjoyment of the qualities of the area will be supported.	Please see comment number 26 This policy could be merged with DoT 14: Tourism	Amend wording to: Dorchester on Thames is a prime national and international tourist destination, benefiting from the historical and recreational value of the River Thames. Development proposals which support tourism and leisure enterprises should: 1. Contribute to the vitality of local businesses and the community as a whole; and 2. Where appropriate, contribute to the conservation and enjoyment of the qualities of the area Development proposals should not have any significant adverse impact on the village's character and natural environment.

Appendix 9:
List of Key Consultation Activities

Appendix 9 List of Key Consultation Activities

	EVENT	TITLE	HARD COPY	DIGITAL REF.	INTERNET REF.	COMMENTS
Sept 2005	Publication of Parish Plan	Dorchester on Thames Parish Plan September 2005	yes		www.dorchester-on-thames.org.uk/Parish Council/parishplan.pdf	Distributed to all households in the village
24.07.2012	PC informal meeting	Brainstorming – Community –led and Neighbourhood Planning	yes			Link unavailable First steps by PC, led to plans for 1 st village meeting
Aug 2012	Review (follow-up) of 2005 Parish Plan, in Dorchester News (Dorchester News)	Planning for Dorchester's future – your village needs you	yes			Refers back to Parish Plan 2005, and reviews options, issues, and next steps. 'Taster' event is 'All our yesterdays' 3-day exhibition in Village Hall, 5-7.10.2012
Sep/Oct 2012	PC prelaunch publicity for 1 st Parish meeting	ORCC leaflet in DN, leaflets to Lunch Club, A4 posters in village	yes			DN is distributed to all households in the village
20.10.2012	1st Parish open meeting re NDP	Planning for Dorchester's future	yes			Facilitated by Anton Nath (ORCC) 80 attendees, names, email addresses taken Question/answer questionnaire, post-it notes
Nov 2012	Report of above meeting in DN	Planning for Dorchester's future – Meeting gives go-ahead for Neighbourhood planning	yes			Preliminary analysis of results, main issues identified as housing (affordability, size, location) and environment (rural and built)
20.12.2012	1 st NDP Steering group meeting		yes			14 attendees Agreed to go ahead with NDP and CLP plans
16.01.2013	2 nd Steering group meeting	Agenda				Overview of progress of NDP and CLP. No formal minutes, notes on back of agenda
Feb 2013	Formal agreement with SODC	Dorchester proposed Neighbourhood Plan area consultation	yes			Includes timeline for actions to date by SODC
01.02.2013	Analysis of 21.10.2012 questionnaire	Dorchester on Thames Key issues as of Jan 2013	yes			Post-it notes collated on 20pp of A4, main issues related to CLP items plus availability of housing Listed in numerical order by topic
05.02.2013	CPRE Workshop	Neighbourhood Plans – getting started workshop, Didcot. Agenda	yes	email Mark S 20130110		4 places reserved -any feedback?
Apr 2013	DN April (dbd end Mar)	Planning for Dorchester's future – April update	yes			SODC consultation on parish boundary, work on vision and objectives for NDP and CLP, announcement of Public Consultation at APM on 15 May

Appendix 9 List of Key Consultation Activities

	EVENT	TITLE	HARD COPY	DIGITAL REF.	INTERNET REF.	COMMENTS
23.04.13	Brookes Uni workshop	On ND planning, attended by Chairman				
May 2013	Dorchester News	May issue	yes			Included inserts and answer slips
15.05.2013	Annual Parish Council Meeting	NDP Public Consultation prior to APM	yes			Discussion and feedback on above
24.06.2013	Feedback from Public Consultation	Attached to MS email 24.06	yes			Some useful comment on housing, but rest is mostly on CLP issues
18.07.2013	NDP meeting					
July/Aug 2013	Dorchester News	July update	yes			Green page item in DN introduced for all NDP reports, then used for Parish Council notices as well. Approval of Vision and Objectives
20.08.13	CS Note	Amended schedule attached	yes	20130820_NDP Tracker.xls		Schedule, fairly basic
17.10.2013	NDP meeting	Minutes		20131017_NDP October 17 meeting notes.doc		Routine updates
Nov 2013	Dorchester News	October update	yes			Schedule and budget submitted to SODC, priority areas for discussion summarized, input welcomed. CLP issues mainly concern buses and parking
28.11.2013	NDP meeting	Minutes		20131228_NDP November 28 meeting notes.doc		David Chetwin had agreed to chair, but group agreed he should be asked to comment on final draft. PC was asked appoint a new chair familiar with Dorchester
11.12.2013	Dept for Communities and Local Government, Eland House, London	Workshop involving NDP aspirees	yes			Attended by MS and JM. Feedback???? Useful background info, sessions on policy writing and golden rules excellent, importance of continuing contact with SODC, SODC planning officer attended, very useful contact. See also 24.02.14 NDP meeting
Dec 2013 Jan 2014	Dorchester News	November update	yes			NDP subgroups working: education, environment, housing, economy, tourism and leisure. CLP covering buses, parking and care of the elderly
20.01.2014	NDP meeting	Minutes		20131202-November 28 meeting notes.doc		

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Feb 2014	Dorchester News	January update	yes	Draft NDP		Subgroup objectives for NDP and CLP agreed, now working on possible plans and policies
24.02.2014	NDP meeting	Minutes attached		20140224_NDP February 2014_draft meeting notes.doc		MS resumed chair. More feedback on London conference, Great Coxwell NDP used as template for Dorchester's summary document. Routine updates and action points
Mar 2014	Dorchester News	February update	yes			Work continues on plans and policies. By end of March group expects to have finalized options for each of the village objectives
25.03.2014	NDP meeting	Minutes		20140319_draftNDP document 1 19.03.2014.docx		1 st draft of NDP document 2014, with cover
23.04.2014	NDP meeting	Minutes attached for 17 April meeting		20140422_Dorchester NDP actions.doc		Details of action points and SODC responses to queries
30.04.2014	PC's APM	Chairman's Report	yes			NDP summarized; CLP matters now being taken forward by PC
May 2014	Dorchester News	April update	yes			Finalising draft options. Many villagers attended AgeUK event in Village Hall
June 2014	Dorchester News	May update	yes			Update on NDP at PC's APM On 30 April. Newcomers' meeting included NDP displays. Consultation on draft plan deferred to the autumn. New information on Rural Exception Sites means NDP cannot allocate Affordable Housing to specific areas. Helpful advice from SODC staff
July 2014	Dorchester News	June update	yes			Nothing new in this brief update
July/Aug 2014	Dorchester News	July /August update				SODC's staff gave critical analysis 3 rd draft of the plan, greatly welcomed by NDP. Implications of new SODC Local plan 2031 to be assessed.
21.07.2014	NDP meeting	Minutes		20140719_NDP_1 7 July meeting notes.docx		Discussion of impact of Local Plan 2031 and draft 4 of NDP. Concern about proposed settlement reorganisation
25.08.2014	NDP meeting	Minutes		20140825_NDP_August 21_meeting notes		Potential for 5 houses in Abingdon Rd site. Draft 5 of the Plan reviewed

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Oct 2014	Dorchester News	September update	yes			NDP response to Local plan 2031 forwarded by PC to SODC. Detailed critique of Settlement Hierarchy, SHMA
20.10.2014	NDP meeting	Minutes		20140925_NDP_September 25_meeting notes.docx		PC recommended refusal of Abingdon Rd development Detailed SODC comment on Draft 6, to be confirmed in writing. No concern about Hurst trustees comments of use of Thame. Desmesne field policy proposal for woods 6 th draft of plan finished
Nov 2014	Dorchester News	November update	yes		20141117_NDP_October 23 rd _meeting notes.doc	Abingdon Rd owners wish to discuss. MS to take forward Further amendments to Draft 6. Village consultation fixed for January 15 2015
12.11.2014	NDP meeting	Minutes			20141117_NDP January consultation v2.pptx	All slides on file
18.11.2014	January consultation	Slides for presentation				
20.12.2014	NDP meeting	Minutes				
Dec/Jan 2014	Dorchester News	December update	yes			1 st announcement of 31 January Public Consultation – let us have your ideas.
31.01.2015	Public consultation	NDP First Review				Excellent turnout. Feedback recorded.
Feb 2015 (delivered late Jan)	Dorchester News	January update	yes			Full details of programme for Public Consultation. Most important event in whole NDP process. Public participation urged.
Apr 2015	Dorchester News	March update				Feedback from many attendees, now being analysed
10.09.2015	NDP meeting	Minutes				Change of PC committee members
15.10.2015	NDP meeting	Minutes				Drafting review
10.12.2015	NDP meeting	Minutes				Chris Smith stands down.
21.01.2016	NDP meeting	Chairmans notes				Chris Hill takes Chair
04.02.2016	NDP meeting	Chairmans notes				Drafting review
24.02.2016	NDP meeting	Chairmans notes				Drafting review
Feb 2016 (delivered late Jan)	Dorchester News	PC public meeting Desmesne Field, Green Belt declassification	yes			
14.01.2016	Public consultation	Greenbelt discussion and site review				SODC leader's comments, no risk of declassification forseen unless NDP does not complete its Plan asap
15.02.2016	Feedback from 31.01.15 consultation	Photos Spreadsheet analysis		Winslet email 15.02.2016		Very useful feedback, only circulated within NDP members
16.03.2016	NDP meeting	Finalising Pre-submission copy				

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30.03.2016 to 11.05.2016	Public & statutory consultation	Regulation 14 Pre-Submission Consultation	yes		https://www.dorchester-on-thames.co.uk/wp-content/uploads/2016/03/20160309_NDP-master_March-v-10-1.pdf	Feedback recorded. SODC raised issue of whether to allocate sites in green belt.
April 2016	Dorchester News	April update	yes			
26.05.2016	NDP meeting	Minutes				Discussions re allocation issue
May 2016	Dorchester News	May update	yes			Reminder of consultation opportunity
14.07.2016	NDP meeting	Chairman's notes				Drafting review
July 2016	Dorchester News	July update	yes			
04.08.2016	NDP meeting	Minutes				Discussions re allocation issue
15.09.2016	NDP meeting	Minutes				Discussions re allocation issue
19.10.2016	NDP meeting	Minutes				Drafting review
October 2016	Dorchester News	October update	yes			
Nov 2016	Dorchester News	November update	yes			
06.12.2016	NDP meeting	Chairman's notes				Drafting review
Dec 2016	Dorchester News	December update	yes			
19.12.2016	NDP meeting	Map review				Included N Draycott to review online map layers Review NDP draft v11
18.01.2017	NDP meeting	Map review				Included N Draycott to review online map annotations
15.02.2017	NDP meeting	Map review				Included N Draycott to review online map legends
24.02.2017	NDP meeting	Minutes				Review NDP draft v12
Feb 2017	Dorchester News	February update				
02.03.2017	NDP meeting	Minutes				Drafting review
09.03.2017	NDP meeting	Minutes				Drafting review
27.03.2017 to 08.05.2017	Public & statutory consultation	Regulation 14 Pre-Submission Consultation	yes		https://www.dorchester-on-thames.co.uk/ndp/plan-v1-1.pdf	Feedback recorded.
April 2017	Dorchester News	April update	yes			Consultation reminder
16.05.2017	NDP meeting	Minutes				Review of feedback
24.05.2017	NDP meeting	Minutes				Selection of consultant to produce Basic Conditions Statement. Further review of feedback
31.05.2017	Annual Parish Meeting	Minutes				Public meeting, update
26.06.2017	NDP meeting	Minutes				Review first draft Consultation Statement.
June 2017	Dorchester News	June update	yes			
27.07.2017	NDP meeting	Minutes				Review NDP final v5

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July 2017	Dorchester News	July update	yes			
Sept 2017	Dorchester News	September update	yes			Update re target Submission end August/Early September

