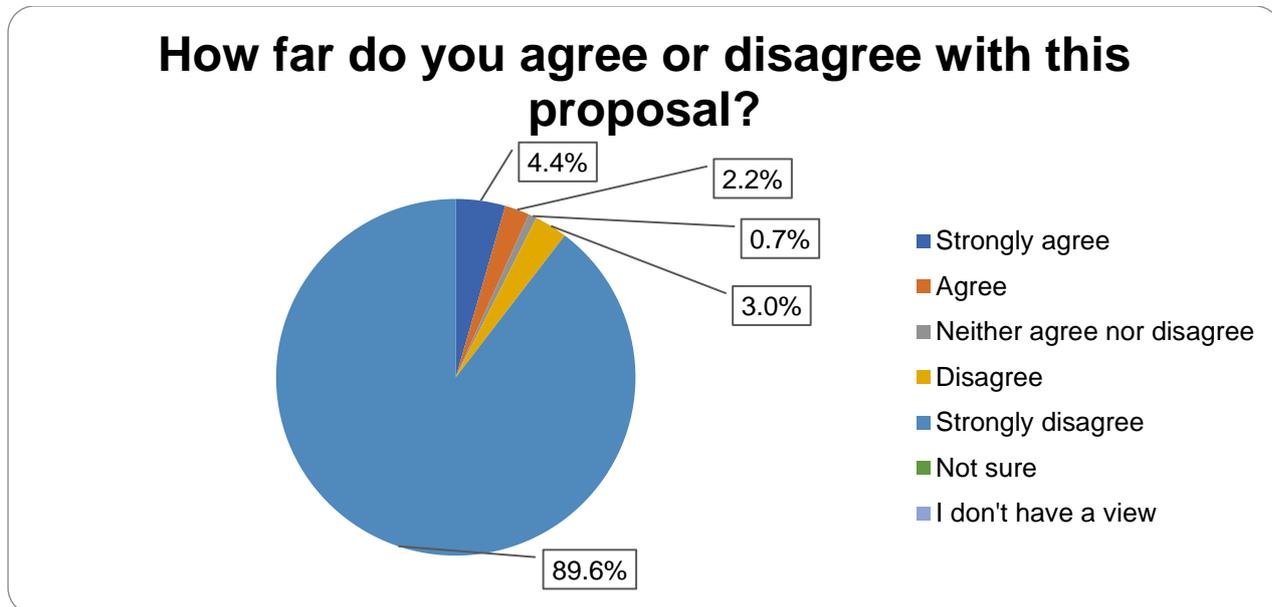


CGR_F – Wallingford / Brightwell-cum-Sotwell

Any personal information supplied to us within the comments that could identify anyone has been redacted and will not be shared or published in the report. Further information on data protection is available in our general consultation’s privacy statement on our website: <https://www.southoxon.gov.uk/south-oxfordshire-district-council/about-the-council/get-in-touch/consultations/>

How far do you agree or disagree with this proposal?		
Answer Choice	Response Percent	Response Total
1 Strongly agree	4.4%	6
2 Agree	2.2%	3
3 Neither agree nor disagree	0.7%	1
4 Disagree	3.0%	4
5 Strongly disagree	89.6%	121
6 Not sure	0.0%	0
7 I don't have a view	0.0%	0
answered		135
skipped		61



33. If you have any comments on this proposal please provide them below:

Answer Choices	Response Percent	Response Total
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33. If you have any comments on this proposal please provide them below:

1	Open-Ended Question	100.00%	86
1		Perhaps it could be explained what the implications would be for either outcome?	
2		<p>Current infrastructure cannot support existing Wallingford population:</p> <p>GP practice was forced to close to new patients</p> <p>Bypass is already gridlocked between 8am and 9.30am was well as 4pm to 6pm</p>	
3		I do not see any advantage of moving the land into Wallingford parish.	
4		It would seem to legitimise site A as a chosen site for development which is clearly not the case for the foreseeable future.	
5		Urban sprawl must be strongly resisted, primarily by designating and maintaining green belts around towns. I can see no natural boundary north of the bypass, but the expansion of Wallingford over Area A looks likely. As a corollary, however, SODC should make it clear that no urban development will be permitted beyond the new town limit.	
6		<p>I endorse the submission made by Brightwell-cum-Sotwell parish council in respect of this review. I have read the council's letter and heard their arguments against this proposal when they spoke at Wallingford Town Council's planning meeting on 11 April.</p> <p>Comment on criterion 'natural or man-made boundaries help to define clearly one community from another'. The current boundary between Wallingford and Brightwell-cum-Sotwell is adequate and generally follows established field boundaries; it is widely recognised by the communities of both Wallingford and Brightwell-cum-Sotwell and causes no discernible detriment to either.</p> <p>The land in question is entirely agricultural with no realistic prospect of accommodating new residents within the next decade. Oxfordshire County Council has designated minerals safeguarding for this land. There are no 'local residents'.</p> <p>Comment on the criterion 'the extent to which proposals reflect the identities and interests of the affected community'. The land is managed for agriculture, with well-established and used public rights of way across it. Changing the boundary between Wallingford and Brightwell-cum-Sotwell does not (in my opinion) reflect the identities and interests of the farmer/land manager or people who walk/run on the footpaths. I am not aware of any part of Wallingford's community that could benefit from this proposed change.</p>	
7		Please see attached document from the Wallingford Neighbourhood Plan Steering Group.	
8		<p>The residents will be using schools, shops, dentists, doctors, etc. in Wallingford, so should be part of Wallingford for practical purposes.</p> <p>I would have liked this to have been extended to include Shillingford Hill as part of Wallingford - we are totally disconnected from Brightwell-cum-Sotwell, and it's ridiculous that we are not part of Wallingford, for the reasons above.</p>	
9		The proposal is wholly without merit, as cogently argued by both Brightwell-cum-Sotwell parish council and by the Wallingford Neighbourhood Plan Steering Group.	
10		There is no need for this proposal. It will weaken both parishes in terms of unnecessary development threats and was not even discussed with Brightwell Parish council or residents	
11		The proposed new boundary does not follow any legible or established field, landscape, natural or footpath boundary that would clearly help to define one community from another – the proposed new boundary is in the middle of open fields. This would add considerable confusion as to where the parish boundary is – being based only on a historic and rejected planning consultation (regarding which site was suitable for development around Wallingford as part of the 2012 local plan review) and not on any identifiable landscape or boundary features.	

33. If you have any comments on this proposal please provide them below:

	<p>There is no requirement for any development to take place on the land formally known as Site A until 2035 at the earliest, so there would be no development that would result in people being in housing that is in a different parish to their neighbour. Site A was rejected for many reasons meaning that there is no need to bring the land into one administrative authority at the present time.</p> <p>No residents from Wallingford during the preparation of their neighbourhood plan expressed an interest in extending the boundary – the land is agricultural and much more suited to a rural parish than a town. 96% of residents from Brightwell cum Sotwell however, during the preparation of the neighbourhood plan stated that avoiding any further coalescence between the village and Wallingford was highly important. 92% of residents highly valued the fields, footpaths, views and walks to the north of the village on the Sinodun Hills. The land is therefore highly valued by residents of Brightwell cum Sotwell who were not consulted during the preparation of the proposals.</p> <p>The proposals completely fail to reflect the identities and interests of the affected community – Brightwell cum Sotwell. The land was identified in the preparation of the 2012 local plan as significant in shaping the character of Brightwell cum Sotwell, a view reinforced in the 2017 SODC Landscape Capacity Assessment. The land is:</p> <ul style="list-style-type: none"> · An important element in conserving the character of the North Wessex Downs AONB and its setting including the Public Rights of Ways in Brightwell cum Sotwell · Identified in the Minerals Safeguarding from Oxfordshire County Council associated with adjacent fields in Brightwell cum Sotwell · A significant element on shaping the character of the eastern boundary of the Brightwell-cum-Sotwell Conservation Area · A key strategic component in achieving separation between the village of Brightwell cum Sotwell and Wallingford <p>The proposal by SODC under the community governance review to transfer land formally known as Site A to Wallingford does not meet any of the identified criteria for doing so and must be rejected</p>
12	<p>Brightwell cum Sotwell Parish Council strongly objects to the proposal</p> <p>Please see the attached letter that sets out the reasons why the proposal does not meet any of the criteria for selection.</p> <p>Please also note that both the Wallingford Neighbourhood Plan Sub Group and Wallingford Town Council have also asked for the proposal to be rejected. Having looked at their own proposal in detail, Wallingford Town Council resolved at full council on 25th April to reconsider their own proposal and object to the proposal for the land formally known as Site A to be transferred from Brightwell cum Sotwell to Wallingford.</p> <p>The proposal does not meet any of the criteria for selection and as such must be rejected and the land in question retained by Brightwell cum Sotwell.</p> <p>The matter has raised considerable indignation within Brightwell cum Sotwell, many residents asking why the proposals could get to this stage without any consultation with our community beforehand.</p> <p>We thank SODC for the opportunity to comment.</p>
13	<p>I strongly object to this proposal.</p> <p>The proposed new boundary does not follow any legible or established field, landscape, natural or footpath boundary that would clearly help to define one community from another – the proposed new boundary is in the middle of open fields. This would add considerable confusion as to where the parish boundary is – being based only on a historic and rejected planning consultation (regarding which site was suitable for development around Wallingford as part of the 2012 local plan review) and not on any identifiable landscape or boundary features.</p>

33. If you have any comments on this proposal please provide them below:

	<p>There is no requirement for any development to take place on the land formally known as Site A until 2035 at the earliest, so there would be no development that would result in people being in housing that is in a different parish to their neighbour. Site A was rejected for many reasons meaning that there is no need to bring the land into one administrative authority at the present time.</p> <p>No residents from Wallingford during the preparation of their neighbourhood plan expressed an interest in extending the boundary – the land is agricultural and much more suited to a rural parish than a town. 96% of residents from Brightwell cum Sotwell however, during the preparation of the neighbourhood plan stated that avoiding any further coalescence between the village and Wallingford was highly important. 92% of residents highly valued the fields, footpaths, views and walks to the north of the village on the Sinodun Hills. The land is therefore highly valued by residents of Brightwell cum Sotwell who were not consulted during the preparation of the proposals.</p> <p>The proposals completely fail to reflect the identities and interests of the affected community – Brightwell cum Sotwell. The land was identified in the preparation of the 2012 local plan as significant in shaping the character of Brightwell cum Sotwell, a view reinforced in the 2017 SODC Landscape Capacity Assessment. The land is:</p> <ul style="list-style-type: none"> · An important element in conserving the character of the North Wessex Downs AONB and its setting including the Public Rights of Ways in Brightwell cum Sotwell · Identified in the Minerals Safeguarding from Oxfordshire County Council associated with adjacent fields in Brightwell cum Sotwell · A significant element on shaping the character of the eastern boundary of the Brightwell-cum-Sotwell Conservation Area · A key strategic component in achieving separation between the village of Brightwell cum Sotwell and Wallingford <p>The proposal by SODC under the community governance review to transfer land formally known as Site A to Wallingford does not meet any of the identified criteria for doing so and must be rejected</p>
14	We have all welcomed many changes to Wallingford which have already impacted the soul of the village, however I strongly disagree with this proposal.
15	We live on the boundary and do not want the lovely fields that protect our village and home to be compromised. Both for wildlife, quality of life and protecting the integrity of Brightwell-cum-sotwell a proud community that will lose it's identity if merged with Wallingford (which this boundary shift would do)
16	Strongly object, will lead to Wallingford development into the future.
17	Unnecessary change which will make development more difficult to oppose therefore threatening the natural environment and beauty of the area.
18	More land grabbing, and the only reason I can think of is so developers can build MORE houses. PLEASE STOP!!! Enough is enough!!! There is no reason this land needs to be taken from Brightwell-cum-Sotwell. What an absolute waste of time and resources!!!
19	Proposed changes are detrimental to the ability of residence to protect the environment and landscape around us including aspects already agreed in our parish plan
20	I think it would be disastrous for Brightwell cum Sotwell to lose any land to Wallingford, presumably to make it easier for developers to take it over. These local ancient villages should be preserved and their boundaries respected.
21	As a village we have worked hard to create a neighbourhood plan which supported some 60 or so houses in the parish. This is currently being modified to ensure the environment is better represented and any development is better designed to meet the desires of parishioners. Having been very careful about where new development could be supported (N.B. we were not required to make provisions for any new homes in the NP due to our status) I strongly feel that we should not loose control on what is an

33. If you have any comments on this proposal please provide them below:

		important part of our parish that maintains separation from Wallingford and affects the AONB.
22		This is a cynical attempt to erode the neighbourhood plan in order to enable yet more new building. Brightwell does not want or need more high value housing. There will be absolutely no benefit to the community in giving up part of its parish. It is a shocking proposal and really should not be allowed.
23		This is a transparent attempt to override the Neighbourhood Plan for yet more housing. There will be no supporting infrastructure because developers always find ways to renege on any agreement. South Oxfordshire already has a disproportionate development load and this is simply another way to exacerbate this rampant and entirely needless expansion.
24		Brightwell has a neighborhood plan in place which protects us from over development the last thing we need is more housing
25		We have our own neighbourhood plan in Brightwell which I feel is there to protect us from overdevelopment .
26		It seems like a land grab by Wallingford, which is just not appropriate.
27		Coming from Wallingford, I cannot fathom why this is necessary.
28		Brightwell cum Sotwell hasn't been consulted prior to this announcement, and to remove land from the Brightwell parish is wrong. It's highly important to maintain a buffer zone between the encroaching development of Wallingford, and it's neighboring parishes. Members of Brightwell parish enjoy its position as a rural, NOT urban parish, and the outdoor activities / walking that it offers. This proposal would absolutely threaten the ability to use the land in this way, and goes some way to ultimately incorporating the Brightwell parish into the larger Wallingford area, as has already happened with Crowmarsh.
29		This land should be retained within the Brightwell Parish as it sits within it's current boundaries with Sires Hill and the area of outstanding natural beauty and Shillingford.
30		I cannot see any valid reason for moving this boundary to Wallingford, other than a 'land grab'. Small sections of the land are included in the North Wessex Downs Area of Outstanding Natural Beauty that sits immediately to the north and east of the area in question. The fields are on the gravel terrace and are an important part in protecting the impact of long views across the AONB, to the east from the public view from Sotwell Hill that are identified in the Brightwell cum Sotwell draft modified neighbourhood plan. The land between the village of Brightwell cum Sotwell at Sotwell Hill House and the Wantage Road is an important element in preventing coalescence between Wallingford and Brightwell. The proposal would bring the boundary between Wallingford and Brightwell even closer. Not only can we in B-c_s see no reason for this change, even Wallingford Town Council resolved at full council on 25th April 2022 to object to their own proposal. It was also very disappointing that Wallingford Town council didn't contact Brightwell parish council to discuss before putting forward their proposal.
31		If the land in question comes under Wallingford, Brightwell will lose important hold of fields that could be more easily developed into housing under Wallingford. Brightwell has its own identity, it should not be clustered in and become part of Wallingford. It's unfair and I strongly disagree with this proposal.
32		Area A sits with far greater proximity to Brightwell parish and is part of the green belt that cushions the ever growing town of Wallingford. There is development everywhere currently and this area of outstanding natural beauty from brightwell is a benefit to Wallingford residents, wildlife, air quality and tourists.
33		There is no need to add any additional land and sttongly feel that the boundaries should be left unaltered.

33. If you have any comments on this proposal please provide them below:

34		Site A should remain in the Brightwell parish to prevent diminishing our ability to protect the setting of the Sinodun Hills Area of Outstanding Natural Beauty and prevent coalescence between Wallingford and Slade End by maintaining a clear boundary.
35		<p>The proposal diminishes the ability of the parish to be able to protect the Sinodun Hills area of outstanding natural beauty.</p> <p>There is so much development at the moment having an impact on the stunning beauty of the local area, bringing this area together with Wallingford (next to a site that was proposed for development) would increase the likelihood of losing the natural beauty. As both a resident of the area, and someone who's business is located in the village, I would strongly object to yet another part of the village being removed or encroached upon.</p> <p>It is an absolute no from me.</p> <p>In addition, the proposed change of boundary does not fulfill any of the proposed criteria for its change.</p>
36		<p>There is no viable reason for this Brightwell land to be transferred to Wallingford. In the neighborhood plan Brightwell was strongly against any further encroachment onto our village however, in the Wallingford plan, no-one requested that this land should be moved over.</p> <p>Wallingford is already moving nearer and nearer to Brightwell. The latest development on the bypass is practically on our doorstep with all that entails, extra street lights, traffic etc etc.</p> <p>Please don't take away any more of our village life that is so precious to so many.</p>
37		Impact on North Wessex downs, possible over development of housing in the area. If housing built local roads not suitable for all extra traffic including heavy lorries. Why does Wallingford need this land.
38		Incorporating this area into Wallingford will further degrade the visual boundary which keeps Brightwell as a distinct village and not a suburb of Wallingford. Incorporating this land will instantly lead to more housing and development.
39		This boundary change would make it harder to prevent any future developments on the land and reduce the parish's ability to protect the area including the Sinodun Hills AONB.
40		Brightwell-cum-Sotwell has a strong Village Plan and as a result is managing to control development in line with the wishes of the majority of its parishioners. It seems to me that Wallingford is not controlling development and handing over responsibility for this site to Wallingford is more likely to result in unwanted building, with a detrimental impact on the local landscape and quality of life.
41		Wallingford is already packed with housing and there is no need to extend the reach of the town.
42		<ol style="list-style-type: none"> 1. The proposed new boundary does not follow any legible or established field, landscape, natural or footpath boundary that would clearly help to define one community from another – the proposed new boundary is in the middle of open fields. This would add considerable confusion as to where the parish boundary is. 2. the land is agricultural and seems much more suited to a rural parish than a town. It would be good for the village to avoid any further coalescence between the village and Wallingford. As a resident I highly value the fields, footpaths, views and walks to the north of the village on the Sinodun Hills. 3. As a resident of the village I was not consulted about this change. 4. The proposals completely fail to reflect the identities and interests of Brightwell cum Sotwell. 5. The land was identified in the preparation of the 2012 local plan as significant in shaping the character of Brightwell cum Sotwell, a view reinforced in the 2017 SODC Landscape Capacity Assessment. <p>An important element in conserving the character of the North Wessex Downs AONB and its setting including the Public Rights of Ways in Brightwell cum Sotwell</p> <ol style="list-style-type: none"> 6. Identified in the Minerals Safeguarding from Oxfordshire County Council associated

33. If you have any comments on this proposal please provide them below:

	<p>with adjacent fields in Brightwell cum Sotwell</p> <p>7. A significant element on shaping the character of the eastern boundary of the Brightwell-cum-Sotwell Conservation Area</p> <p>8. A key strategic component in achieving separation between the village of Brightwell cum Sotwell and Wallingford</p>
<p>43</p>	<p>The proposed new boundary does not follow any legible or established field, landscape, natural or footpath boundary that would clearly help to define one community from another – the proposed new boundary is in the middle of open fields. This would add considerable confusion as to where the parish boundary is – being based only on a historic and rejected planning consultation (regarding which site was suitable for development around Wallingford as part of the 2012 local plan review) and not on any identifiable landscape or boundary features.</p> <p>There is no requirement for any development to take place on the land formally known as Site A until 2035 at the earliest, so there would be no development that would result in people being in housing that is in a different parish to their neighbour. Site A was rejected for many reasons meaning that there is no need to bring the land into one administrative authority at the present time.</p> <p>The proposals fail to reflect the identities and interests of Brightwell cum Sotwell. The land was identified in the preparation of the 2012 local plan as significant in shaping the character of Brightwell cum Sotwell, a view reinforced in the 2017 SODC Landscape Capacity Assessment. The land is:</p> <ul style="list-style-type: none"> · An important element in conserving the character of the North Wessex Downs AONB and its setting including the Public Rights of Ways in Brightwell cum Sotwell · Identified in the Minerals Safeguarding from Oxfordshire County Council associated with adjacent fields in Brightwell cum Sotwell · A significant element on shaping the character of the eastern boundary of the Brightwell-cum-Sotwell Conservation Area · A key strategic component in achieving separation between the village of Brightwell cum Sotwell and Wallingford <p>The proposal to transfer land formally known as Site A to Wallingford does not meet any of the identified criteria for doing so.</p>
<p>44</p>	<p>As the land involved is in a seemingly random area, part of an area of outstanding natural beauty, and good agricultural land and the proposal is not supported by the parties involved it does not seem appropriate that it should continue. It is part of a beautiful area with magnificent views in all directions.</p>
<p>45</p>	<p>The proposed new boundary does not follow any legible or established field, landscape, natural or footpath boundary that would clearly help to define one community from another – the proposed new boundary is in the middle of open fields. This would add considerable confusion as to where the parish boundary is – being based only on a historic and rejected planning consultation (regarding which site was suitable for development around Wallingford as part of the 2012 local plan review) and not on any identifiable landscape or boundary features.</p> <p>There is no requirement for any development to take place on the land formally known as Site A until 2035 at the earliest, so there would be no development that would result in people being in housing that is in a different parish to their neighbour. Site A was rejected for many reasons meaning that there is no need to bring the land into one administrative authority at the present time.</p> <p>The proposals fail to reflect the identities and interests of Brightwell cum Sotwell. The land was identified in the preparation of the 2012 local plan as significant in shaping the character of Brightwell cum Sotwell, a view reinforced in the 2017 SODC Landscape Capacity Assessment. The land is:</p> <ul style="list-style-type: none"> · An important element in conserving the character of the North Wessex Downs AONB and its setting including the Public Rights of Ways in Brightwell cum Sotwell · Identified in the Minerals Safeguarding from Oxfordshire County Council associated with adjacent fields in Brightwell cum Sotwell · A significant element on shaping the character of the eastern boundary of the

33. If you have any comments on this proposal please provide them below:

	<p>Brightwell-cum-Sotwell Conservation Area</p> <ul style="list-style-type: none"> · A key strategic component in achieving separation between the village of Brightwell cum Sotwell and Wallingford <p>The proposal to transfer land formally known as Site A to Wallingford does not meet any of the identified criteria for doing so.</p>
46	<p>The reason(s) to amend the parish boundary of Wallingford to include land at Site A (currently in (currently in Brightwell-cum-Sotwell parish) – apparently proposed by Wallingford Town Council – are not readily apparent from the documents provided in Appendix CGR_F-S. Prima facie, there is no obvious driver for this seemingly arbitrary change. The proposed new boundary does not follow any legible or established field, landscape, natural or footpath boundary that would clearly help to define one community from another – the proposed new boundary is in the middle of open fields. This appears to clearly run contrary to the Assessment criteria to observe natural or man-made boundaries that help to clearly define one community from another. Furthermore, there seems to be no obvious support for this change from those people in the Brightwell-cum-Sotwell parish most affected.</p> <p>In fact the proposal by SODC under the community governance review to transfer land formally known as Site A to Wallingford does not appear to meet any of the identified criteria for doing so it must be rejected.</p>
47	<p>This proposal to move land to Wallingford appears to have been made solely with the intent of making it easier to get future planning applications on Site A. There is no other logical reason for a need to transfer the land. As a local resident of Slade End in BCS I strongly object to this transfer and the potential it brings for direct conflict with the BCS neighbourhood plan. In specifically reducing the space and scope of the Wallingford Gap protecting Brightwell-cum-Sotwell as a stand alone village/settlement. Secondly the development at Highcroft is already going to place significant pressure on local infrastructure and particularly the A4130. The potential of Wallingford Town Council developing Site A following a transfer of land significantly increases these pressures as well as destroying protected views from the Sinodun Hills and the AONB. I repeat that I strongly object to the transfer of this land from Brightwell to Wallingford in the interests of maintaining the Brightwell neighbourhood plan and the sanctity of this settlement.</p>
48	<p>i) There is no justification to make this change. The proposed boundary does not follow any boundary features and would cause confusion as to where parish boundaries lie.</p> <p>ii) Brightwell is a rural parish and 97% of residents stated they wish to remain such. The land in question is an important buffer with Wallingford to avoid any future coalescence.</p> <p>iii) Brightwell Parish Council has a good track record in representing residents and maintaining the rural environment, yet also allocating housing development within its parish through the Neighbourhood Plan.</p> <p>iv) There is no requirement for any development to take place on this land so there is no requirement to bring the land into one administrative authority.</p> <p>v) The land is agricultural and much more suited to a rural parish than a town.</p> <p>vi) As a resident of Brightwell I very much value walking the footpaths to the north of the village on the Sinodun Hills and the views and tranquility provided for recharging batteries and my mental health.</p> <p>vii) The land helps to shape the character of Brightwell and conserving the character of the North Wessex Downs AONB. As such it supports tourism to the area as an important setting for wellness, despite the ever encroaching urbanisation of SODC.</p>
49	<p>This proposal should be rejected. There is no logic to this proposal, it follows no established or natural boundary and simply reflects an invidious desire by Wallingford (a town that just wants to keep building houses) to coalesce with Brightwell (a rural parish whose residents value highly the fields, footpaths, views and walks on the Sinodun Hills). This proposal fails to take into account the views of Brightwell-cum-Sotwell residents, 96% of whom during our Neighbourhood Plan preparation, stated that coalescence with Wallingford should be avoided. This land was identified in the 2012 local plan and again reinforced in the 2017 SODC Landscape Capacity Assessment as being significant to the identity of Brightwell (not least in shaping the character of the eastern boundary of Brightwell's Conservation Area and as an important element in conserving the character of the North Wessex Downs AONB). This land is agricultural...South Oxfordshire would do well to remember to grow some food not just keep planting houses.</p>

33. If you have any comments on this proposal please provide them below:

50		The land between the village of Brightwell cum Sotwell at Sotwell Hill House and the Wantage Road is an important element in preventing coalescence between Wallingford and Brightwell. The proposal would bring the boundary between Wallingford and Brightwell even closer, this should not happen.
51		This proposal has come as a complete surprise to the parish of Brightwell cum Sotwell - incredible it wasn't discussed with the parish council before hand. It is an area that goes way back in history - a valuable part of our English heritage. Once the boundary is changed so too does the importance of keeping our villages intact in order to preserve our historical heritage. There is a real risk of merging into Wallingford and losing the unique identity of Brightwell cum Sotwell . As a resident of Brightwell cum Sotwell I strongly object to this upsetting proposal and sincerely hope that my view is taken into consideration.
52		<ol style="list-style-type: none"> 1. It is not clear what the purpose of the proposal is which suggests that there is some other reason not identified by Wallingford 2. The land to the north of Wallingford, formally known as Site A that forms the basis of the community governance proposals was rejected for development on several grounds. A key consideration in the decision was evidence from the SODC Landscape Capacity Assessment published in September 2017. This concluded that Site A was not suitable for development because: 3. Development on this site could lead to harm to views from the North Wessex Downs AONB including the Public Rights of Way 4. Development would extend the built-form of Wallingford well beyond the settlement limit and encroach into open countryside, eroding the separation of the AONB 5. Access to the site via the eastern boundary could do harm to the rural character of the Brightwellcum-Sotwell Conservation Area
53		This seems to be an attempt to turn Brightwell into part of Wallingford and allow the shocking urban sprawl to extend into a clearly defined and distinct village. It would impact an area of AONB, ride roughshod over paths and field boundaries which have been established for hundreds of years and ultimately contribute to OX10 becoming an amorphous sprawl which joins Didcot and Wallingford into a faceless blot of housing estate.
54		Please see my email of 28 April which cross-refers to the letter dated 26 April from BcS PC. I support the letter in its entirety.
55		The land between the village of Brightwell cum Sotwell at Sotwell Hill House and the Wantage Road is an important element in preventing coalescence between Wallingford and Brightwell. The proposal would bring the boundary between Wallingford and Brightwell even closer. It is working farmland far better included in a rural parish than an urban one
56		This proposal should be rejected as it is blatantly an attempt to provide developments the opportunity in the future to push through development that goes against the local plan and that would also lead to the annihilation of the area between Brightwell and Wallingford which residents in Brightwell are opposed to.
57		There should be no encroachment from Wallingford into the parish of Brightwell-cum-Sotwell. The fields identified in Plan A are historically part of Sotwell and are included in the B-c-S Village Plan. There is a huge risk to the village Plan if Site A comes under the ill-founded expansionist plans of Wallingford as exemplified by the environmentally disastrous site B.
58		I strongly disagree with any land in Brightwell cum Sotwell being moved into Wallingford Parish

33. If you have any comments on this proposal please provide them below:

59		<p>As a resident of Sotwell I strongly object to the proposal to annex the land named site A, The village wishes to keep its integrity and not get joined to Wallingford and just become part of suburban sprawl. The green farm land around the village is vital to the character and appearance of the village.</p> <p>More development on site A will also lead to more traffic, adding to both noise and environmental pollution. Brightwell-cum-Sotwell has a thriving community identity and should not be compromised.</p>
60		<p>Further erosion of the buffer between Wallingford and Brightwell should be avoided</p>
61		<p>We strongly object to the land known as Site A currently in the Parish of Brightwell-cum-Sotwell being taken over by Wallingford. We also object to the way in which this proposal has come about with no prior consultation with the Parish Council of Brightwell-cum-Sotwell.</p> <p>We support the very detailed response provided by Cllr Sue Robson, Chair Brightwell cum Sotwell Parish Council previously sent to you.</p>
62		<p>No more encroachment of the ridiculous expansion of Wallingford towards land historically Brightwell-cum-Sotwell. No more risk of Wallingford's development by incorporation of Brightwell-cum-Sotwell land.</p>
63		<p>I see no good reason to change the boundary at this time. The current situation provides good views from Brightwell of agricultural land, parts of it are areas of outstanding natural beauty and there is a footpath running along it used by residents to walk to Shillingford and the river. If taken in by Wallingford , we could potentially lose this if they sold the land to developers for housing. It could mean that housing would run right up to the edge of Brightwell and not leave a gap. This would eb against our Parish Plan.</p>
64		<p>Please refer to the Brightwell-cum-Sotwell Parish Council letter strongly disagreeing with the concept.</p>
65		<p>This land is the last remaining buffer that keeps our village of Brightwell cum Sotwell from being sucked into the ever expanding developments around Wallingford. We have all chosen to live in a village not a town. Please let it be.</p>
66		<p>I believe that it would be a huge error to alter the boundary in favour of Wallingford. Once the boundary is altered I fear that would open the opportunity for more land to be subsumed by Wallingford.</p>
67		<p>This area is part of the parish of Brightwell cum Sotwell and should not be allocated to a new area.</p>
68		<p>My initial reaction is one of disbelief that this proposal should have reached this stage without any consultation with Brightwell-cum-Sotwell Parish Council - the idea that land can be proposed for appropriation in this way, and with seeming disregard for the community most affected, shows a complete disregard, not only of the 'democratic' principles under which we are governed, but also shows a woeful misunderstanding of the issues involved.</p> <p>All prior reference to this site has surely been superseded by the adoption of alternative sites for development of Wallingford and the tacit understanding that the disputed (!) land is of no further interest in the Wallingford development plan.</p> <p>This being the case this appropriation should be dropped and the motion of Wallingford Town Council be rejected both in the name of fairness and indeed logic as events have overtaken this misplaced proposal.</p>
69		<p>My initial reaction is one of disbelief that this proposal should have reached this stage without any consultation with Brightwell-cum-Sotwell Parish Council - the idea that land can be proposed for appropriation in this way, and with seeming disregard for the community most affected, shows a complete disregard, not only of the 'democratic' principles under which we are governed, but also shows a woeful misunderstanding of the issues involved.</p> <p>All prior reference to this site has surely been superseded by the adoption of alternative sites for development of Wallingford and the tacit understanding that the disputed (!) land is of no further interest in the Wallingford development plan.</p> <p>This being the case this appropriation should be dropped and the motion of Wallingford</p>

33. If you have any comments on this proposal please provide them below:

		Town Council be rejected both in the name of fairness and indeed logic as events have overtaken this misplaced proposal.
70		<p>This small area of beautiful, agricultural land is all that now separates the village of Brightwell cum Sotwell from the town of Wallingford. The land borders an Area of Natural Beauty which is likely to be compromised if the fields are not protected from further development.</p> <p>As an agricultural area, it makes far more sense that the fields are the responsibility of the rural and farming community of Brightwell cum Sotwell rather than trying to compete with the necessarily urban priorities of Wallingford Town Council.</p> <p>In addition to this, Wallingford Town Council has subsequently reconsidered its request to annex this land and is now joined with Brightwell cum Sotwell Parish Council in opposition to this proposal.</p>
71		There is no justification for moving the parish boundary. Historically Wallingford has moved the boundary with Brightwell parish to facilitate development to the detriment of Brightwell parish and its unique character. This looks like another attempt and must stop.
72		<p>The land comprises of flat rural fields, lying in open countryside that are currently used as working agricultural farmland. A public footpath runs through the land although not along the proposed new boundary. It is fair to note that the present field pattern has been adjusted over the past 50 years and the boundary between Sotwell, Brightwell, Wallingford and Clapcot has evolved over the past 1000 years. As such the current field pattern does not directly reflect the boundaries as they were originally laid out but this is a matter of metres in most cases rather than entire fields. Small sections of the land are included in the North Wessex Downs Area of Outstanding Natural Beauty that sits immediately to the north and east of the area in question. The fields are on the gravel terrace and are an important part in protecting the impact of long views across the AONB, to the east from the public view from Sotwell Hill that are identified in the Brightwell cum Sotwell draft modified neighbourhood plan. The land between the village of Brightwell cum Sotwell at Sotwell Hill House and the Wantage Road is an important element in preventing coalescence between Wallingford and Brightwell. The proposal would bring the boundary between Wallingford and Brightwell even closer.</p>
73		<p>No residents from Wallingford during the preparation of their neighbourhood plan expressed an interest in extending the boundary – the land is agricultural and much more suited to a rural parish than a town. 96% of residents from Brightwell cum Sotwell however, during the preparation of the neighbourhood plan stated that avoiding any further coalescence between the village and Wallingford was highly important. 92% of residents highly valued the fields, footpaths, views and walks to the north of the village on the Sinodun Hills. The land is therefore highly valued by residents of Brightwell cum Sotwell who were not consulted during the preparation of the proposals.</p> <p>The proposals completely fail to reflect the identities and interests of the affected community – Brightwell cum Sotwell. The land was identified in the preparation of the 2012 local plan as significant in shaping the character of Brightwell cum Sotwell, a view reinforced in the 2017 SODC Landscape Capacity Assessment. The land is:</p> <ul style="list-style-type: none"> · An important element in conserving the character of the North Wessex Downs AONB and its setting including the Public Rights of Ways in Brightwell cum Sotwell · Identified in the Minerals Safeguarding from Oxfordshire County Council associated with adjacent fields in Brightwell cum Sotwell · A significant element on shaping the character of the eastern boundary of the Brightwell-cum-Sotwell Conservation Area · A key strategic component in achieving separation between the village of Brightwell cum Sotwell and Wallingford <p>The proposal by SODC under the community governance review to transfer land formally known as Site A to Wallingford does not meet any of the identified criteria for doing so and must be rejected.</p>

33. If you have any comments on this proposal please provide them below:

74	Brings us too close to Wallingford. We are a separate village at the moment and want to remain that way. Every piece of land taken by Wallingford will be used as an opportunity to build more houses thus bringing our village into Wallingford.
75	Having considered the proposals, I can see no good reason for the change. It was very disappointing that Wallingford Town council didn't contact Brightwell parish council to discuss before putting forward their proposal.
76	I strongly oppose this proposal. It's impossible to see any rational for it and a cynical attempt to facilitate further development which would be detrimental to the separate identity of the village.
77	I've been made aware that Brightwell-cum-Sotwell Parish Council were not consulted on this matter at all. Furthermore I understand that Wallingford Town Council who initially proposed this boundary change are now objecting to their own proposal so given that Brightwell PC was not asked and doesn't want it's land taken away, and Wallingford TC now don't want to take the land this should be wholly rejected without delay.
78	The land is very important to maintain a buffer between Wallingford and the built areas of the Brightwell-cum-Sotwell parish. One of the attractions of Brightwell (both to residents and visitors) is the village life that being separate from Wallingford encourages. The nature of the village will entirely disappear if 'absorbed' within the Wallingford boundary.
79	This is just land grab by Wallingford council to increase the area to put more houses on this site without thinking of the infrastructure and amenities that are required, as per site B. Do not do this as it will start to implode on Wallingford itself.
80	<p>I strongly object to the proposal as the proposed new boundary does not follow any legible or established field, landscape, natural or footpath boundary that would clearly help to define one community from another – the proposed new boundary is in the middle of open fields. This would add considerable confusion as to where the parish boundary is.</p> <p>As far as I am aware no residents from Wallingford during the preparation of their neighbourhood plan expressed an interest in extending the boundary – the land is agricultural and much more suited to a rural parish than a town. 96% of residents from Brightwell cum Sotwell however, during the preparation of the neighbourhood plan stated that avoiding any further coalescence between the village and Wallingford was highly important. 92% of residents highly valued the fields, footpaths, views and walks to the north of the village on the Sinodun Hills. The land is therefore highly valued by residents of Brightwell cum Sotwell who were not consulted during the preparation of the proposals.</p> <p>The land is:</p> <ul style="list-style-type: none"> · An important element in conserving the character of the North Wessex Downs AONB and its setting including the Public Rights of Ways in Brightwell cum Sotwell · Identified in the Minerals Safeguarding from Oxfordshire County Council associated with adjacent fields in Brightwell cum Sotwell · A significant element on shaping the character of the eastern boundary of the Brightwell-cum-Sotwell Conservation Area · A key strategic component in achieving separation between the village of Brightwell cum Sotwell and Wallingford <p>I believe that the proposal fails to reflect the identities and interests of the affected community – Brightwell cum Sotwell and therefore should be rejected</p>
81	This will join Brightwell cum Sotwell to Wallingford and Brightwell will no longer be an independent entity.
82	I am greatly concerned that this proposal will continue a process of diminishing the separate identities of a village and its neighbouring town. It is vitally important for Brightwell cum Sotwell villagers and Wallingford residents that the character and history of our area is protected.

33. If you have any comments on this proposal please provide them below:

		<p>There is also an inevitable suspicion, based on recent planning experience, that once this land is no longer part of the village bounds, the presumption will be that it becomes anonymous and ripe for development.</p> <p>Finally, this proposal has not been communicated to residents responsibly or sensitively. It makes a nonsense of the commitments made to the village when drawing up our neighbourhood plan, and smacks of deep contempt for residents and cynical motives.</p>
83		<p>This proposed boundary change would represent another step in Brightwell losing its village identity and is opposed by both Brightwell Parish Council and Wallingford Town Council.</p>
84		<p>The reasons for our strong disagreement mirror those stated in Jason Debney's email and letter to SODC of 26 April 2022, on behalf of Brightwell cum Sotwell parish council, explaining in detail why this proposal has been rejected by Wallingford town council and should not go forward. As Jason says, the lack of prior consultation by SODC of the councils affected is truly astonishing.</p>
85		<p>It extremely important to Brightwell-com-Sotwell to retain its identity and protect the countryside around it. This plan violates both.</p>
86		<p>I can only imagine that the sole purpose of this amendment from Wallingford Town Council is provide further scope for building housing in their local plan. I would strongly disagree with this proposal and would also object to the application for this transfer. This would only lead on to further applications for boundary changes in the future to keep extending Wallingford and set an unnecessary and dangerous precedent. I have been a current resident of the Brightwell Parish for over 10 years.</p> <p>In my opinion Wallingford Town Council appear to quite happy to accommodate housing developers unreasonable request with little resistance and have a very short term view of sustainability for the town. I also believe that do get the best out of deal with developers for the local residents.</p>
	Submitted at end of survey under 'Any other comments'	<p>Please don't build anymore small houses on small plots. Give people living space and areas to breathe.</p>
	Submitted at end of survey under 'Any other comments'	<p>To expand the boundary / increase Wallingford residents there must first be a dramatic improvement in infrastructure including: * an increase in GPS, * hospital upgrade to include A&E * a police station * a full-time fire station * full-time traffic enforcement, * pedestrianised town centre, * a cycle/pedestrian safe route (bridge) across the bypass to get to a mainline train station, * Wallingford council must either provide the same level of maintenance of all new communal areas in existing new developments or discount their council charges * Thames Water must immediately adopt and maintain all pumping stations and all other new water / sewage infrastructure that is included in their billing</p>
	Submitted at end of survey under 'Any other comments'	<p>I would want a more detailed report on why the changes are being proposed, what the advantages and disadvantages of the change would bring and any risks to this change.</p>
	Submitted at end of survey under 'Any other comments'	<p>Unfortunately the opinions of local councils are usually expressed in the party political interests of the ruling minority of local councillors, whereas most of the relevant residents may be blithely indifferent to such issues. Undue regard should not be given to such expressions, but only to the facts expressed!</p>
	Submitted at end of survey under 'Any other comments'	<p>We are surprised at the evident weakness of the application made by Wallingford Town Council and the apparent lack of advice from SODC which has led to a significant waste of resources by both councils in subsequently considering this application. Surely a better advisory process should prevent weak cases like this proceeding to consultation?</p>

33. If you have any comments on this proposal please provide them below:

	other comments'	
Submitted at end of survey under 'Any other comments'		Only to re-iterate that Shillingford Hill should be included as part of Wallingford, and should be discussed either now or for future reviews - we have nothing to link us with Brightwell-cum-Sotwell, but plenty to link us with Wallingford.
Submitted at end of survey under 'Any other comments'		It would have been good for Wallingford Town Council to have talked to Brightwell cum Sotwell before they made their application to annex land from a neighbours parish. It would be good, in future reviews for this to be a requirement - dialogue at an early stage is always good. The proposal has caused division between neighbours that was totally unnecessary.
Submitted at end of survey under 'Any other comments'		Fix the roads! Limit additional housing
Submitted at end of survey under 'Any other comments'		The current building programme is way more extensive than our infrastructure can support. As a teacher in Wallingford, I am very aware of the extension to the secondary school. Even after the completion of this, it is still going to be woefully inadequate a few years down the line. Our roads are frequently crowded and it is increasingly difficult for cyclists and pedestrians to move around safely, never mind for traffic to actually get through junctions. This is a rural county that should be striving to retain that identity rather than to simply erode into a faceless suburban sprawl.
Submitted at end of survey under 'Any other comments'		We have to keep our villages otherwise we will loose our communities we are Brightwell - cum-Sotwell not Wallingford
Submitted at end of survey under 'Any other comments'		Brightwell-cum-Sotwell is a thriving community with its pre school and primary school ,church's ,village shop ,pub and Dr Bach centre and cafe .We wish to remain a village and not become part of Wallingford.
Submitted at end of survey under 'Any other comments'		Lack of consultation with Brightwell residents prior to this is shocking. Had I not been made aware of this by local parish members I would not have been able to give my view. It should be incumbent on South Oxfordshire council to make contact with residents to inform of proposals at an earlier stage in proceedings.
Submitted at end of survey under 'Any other comments'		Emphasis should be on keeping landscapes of natural countryside. Oxfordshire county council keep building more and more housing which locals cannot afford but also no extra doctors surgeries or schools. The landscape keeps being destroyed and one village and town is being merged into the other, losing vital identity which is historically important.
Submitted at end of survey under 'Any other comments'		Fed up with villages being swallowed up by towns in the name of development, which still does not help the housing difficulties for the lowest paid, and often most useful, people in society.
Submitted at end of survey under 'Any other comments'		The treatment of the little remaining green land that surrounds Wallingford and provides a boundary between brightwell and Wallingford needs to be retained and protected. Wallingford has already expanded beyond capacity for current requirements.
Submitted at end of survey		Why is this change being proposed?

33. If you have any comments on this proposal please provide them below:

	under 'Any other comments'	
	Submitted at end of survey under 'Any other comments'	Brightwell should remain a distinct village, and the Wallingford creep is coming ever closer.
	Submitted at end of survey under 'Any other comments'	The proposal by SODC under the community governance review to transfer land formally known as Site A to Wallingford does not meet any of the identified criteria for doing so
	Submitted at end of survey under 'Any other comments'	I strongly object to this hostile application for the transfer of land.
	Submitted at end of survey under 'Any other comments'	The review was not publicised, I only find out about it by chance from a neighbour. I am on various SODC mailing lists and would have appreciated an email about the consultation in the way I receive other information about planning, Local Plan consultations.
	Submitted at end of survey under 'Any other comments'	There has been poor consultation on this. Why were residents of Brightwell-cum-Sotwell not consulted. As far as I am aware I am on SODC mailing lists for this kind of thing and I would have expected it to be publicised more widely.
	Submitted at end of survey under 'Any other comments'	It seems to me that doing this for no obvious reason is a vanity project and a complete waste of money.
	Submitted at end of survey under 'Any other comments'	Brightwell cum Sotwell parish Council should have been consulted at the beginning of the process.
	Submitted at end of survey under 'Any other comments'	Do not do this!
	Submitted at end of survey under 'Any other comments'	The boundary's should remain as now.
	Submitted at end of survey under 'Any other comments'	The green band between Wallingford and Brightwell must be protected
	Submitted at end of survey under 'Any other comments'	Stop any more housing and light industry in and around Wallingford. We are already marooned within our villages because of excessive housing development. ENOUGH.

33. If you have any comments on this proposal please provide them below:

	other comments'	
	Submitted at end of survey under 'Any other comments'	There was no contact with BCS Parish Council about this. It is an important boundary between Wallingford and the village of Brightwell cum Sotwell. It is so important to residents in Brightwell that there is clear land separation between the village of Brightwell and the town of Wallingford, otherwise we are just living in a suburb which is not why we chose to live in a beautiful village.
	Submitted at end of survey under 'Any other comments'	Perhaps in reviewing your Community Governance you should consider the legality and the desirability of one community to appropriate land from another without proper consultation - an element that has been overlooked in this current debate.
	Submitted at end of survey under 'Any other comments'	I would support the objection as in the Brightwell cum Sotwell Parish Council response.
	Submitted at end of survey under 'Any other comments'	It is very disappointing that Wallingford Town council didn't contact the Brightwell-cum-Sotwell parish council to discuss this proposal before proceeding, and giving the impression of a disregard to village feeling.
	Submitted at end of survey under 'Any other comments'	As I understand neither Brightwell parish council or wallingford town council support this proposal.
	Submitted by email (1). Email part 1 of 2	<p>Dear 'CGR'</p> <p>I would like to express my total opposition to the inclusion of Site A within the Wallingford Boundary. It is not and should never become a residential area.</p> <p>I support Wallingford Town Council and the Wallingford Neighbourhood Plan Steering Group, in this.</p> <p>Yours, <name redacted></p>
	Submitted by email (2)	<p>Further to Wallingford Town Councils previous resolution to adopt Site A as below, I can confirm this resolution has now been overturned at the meeting of General Purposes held on Monday 25th April 2022 and is no longer required to be actioned.</p> <p>If you could please confirm for our records this motion has been received and accepted that would be very much appreciated.</p> <p>If you require any further information, please let me know.</p> <p>Many thanks</p> <p>Kind regards,</p> <p>Michelle Taylor The Town Clerk/RFO-Wallingford Town Council</p>
	Submitted by email (3)	<p>I'm writing to object to Wallingford Town Council trying to amend the boundary of the parish to include land at Site A, which is currently in Brightwell-cum-Sotwell. Also I'm very surprised that they should attempt to do this without first consulting Brightwell-cum-Sotwell Parish Council.</p> <p>Yours sincerely, <redacted> (Brightwell-cum-Sotwell resident)</p>

33. If you have any comments on this proposal please provide them below:

	Submitted by email (4)	<p>Dear Sirs</p> <p>As a long term resident of Brightwell cum Sotwell, I wish strongly to object to the proposed changes of boundaries in respect to Brightwell cum Sotwell land adjacent to Wallingford. You will have received objections from Brightwell Parish Council which I fully support. The suggested plans should not go ahead because of relevant issues in the following areas:-</p> <ul style="list-style-type: none"> • Natural or man-made boundaries that help to define clearly one community from another • Housing developments that straddle parish boundaries, thereby resulting in people being in different parishes from their neighbours • Effective and convenient representation of local residents at parish level • The extent to which proposals reflect the identities and interests of the affected community. <p>Previous consultation concluded that Site A was not suitable for development. because:</p> <ul style="list-style-type: none"> • Development on this site could lead to harm to views from the North Wessex Downs AONB including the Public Rights of Way • Development would extend the built-form of Wallingford well beyond the settlement limit and encroach into open countryside, eroding the separation of the AONB • Access to the site via the eastern boundary could do harm to the rural character of the Brightwell-cum-Sotwell Conservation Area <p>It is clear therefore that the land in question has a direct relevance to the interests of the residents of Brightwell cum Sotwell and none at present to the residents of Wallingford. I trust that these plans will be re-considered and cancelled.</p> <p>Yours faithfully <redacted></p>
	Submitted by email (5)	<p>I refer to the letter dated 26 April from the Chair of Brightwell-cum-Sotwell Parish Council concerning the proposal to alter the boundary between Wallingford and Brightwell cum Sotwell as laid out in the SODC community governance review. A copy of the letter is attached to this email.</p> <p>I am the immediate past Chair of Brightwell-cum-Sotwell Parish Council and was closely involved in the deliberations over Site A on behalf of the Parish Council at the relevant time.</p> <p>The attached letter lays out cogent reasons for rejecting the proposal. It is both unnecessary and untimely. Moreover, there is no justifiable or logical reason for moving the boundary adjacent to the Slade End Roundabout some 30 metres the north-west merely in order to have a straighter line on a map.</p> <p>I support the submissions in the letter in their entirety. The proposal should be dropped until such time, if ever, that there is an approved development proposal to extend Wallingford which is impeded by the existing boundary.</p>

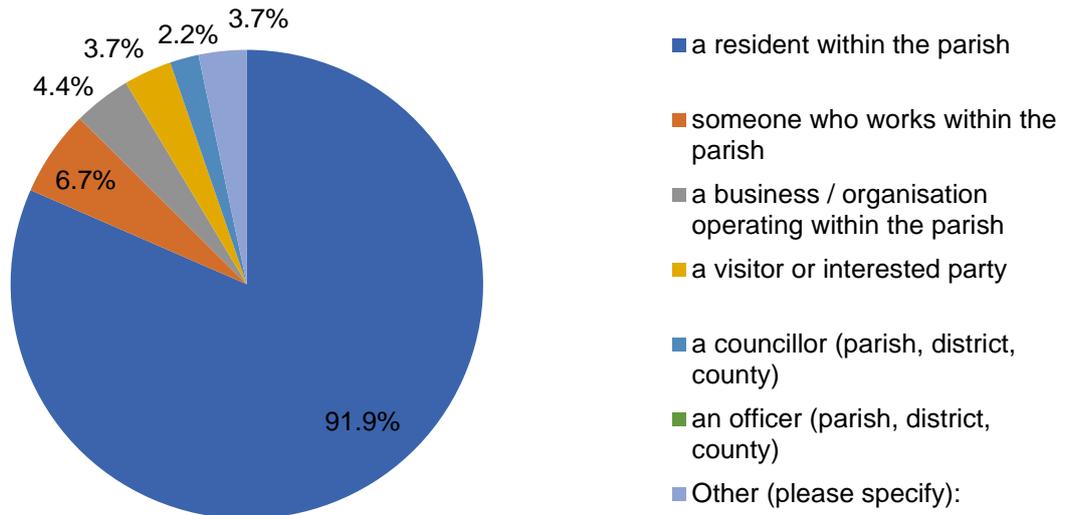
answered	86
skipped	110

34. Are you responding to this proposal as: (tick all that apply)

Answer Choice		Response Percent	Response Total
1	a resident within the parish	91.9%	124
2	someone who works within the parish	6.7%	9
3	a business / organisation operating within the parish	4.4%	6
4	a visitor or interested party	3.7%	5
5	a councillor (parish, district, county)	2.2%	3

6	an officer (parish, district, county)	0.0%	0
7	Other (please specify):	3.7%	5
		answered	135
		skipped	61

Are you responding to this proposal as: (tick all that apply)



35. If you are responding as a business / organisation, council or body please provide its name:

Answer Choices		Response Percent	Response Total
1	Open-Ended Question	100.00%	8
1	Sage		
2	OXCCARTS		
3	Wallingford Town Council		
4	Winterbrook Garden Nurseries		
5	Wallingford Team Ministry		
6	Kite Creative		
7	Slade End Farm Ltd		
8	Sotwell Wines		
		answered	8
		skipped	188

36. To help us analyse responses, please provide the first part of your postcode (e.g. RG9 1)

Answer Choices		Response Percent	Response Total
1	Open-Ended Question	100.00%	130
		answered	130
		skipped	66

37. You can upload any supporting documents using the button below.

File Type	Average Size	Files Uploaded
.pdf	435182.8Kb	3
To view the files uploaded, go into the individual results.	answered	3
	skipped	191

Q37 – Submission 1 of 3 (this relates to Q33, response 7)

Wallingford Neighbourhood Plan Steering Group

Response to SODC's Community Governance Review 2022

re: Proposal CGR_F – *“Amending the boundary of the parish to include land at Site A, currently in Brightwell-cum-Sotwell, within Wallingford parish”*

19th April 2022

The Wallingford Neighbourhood Plan (WNP) was adopted by SODC in June 2021 and thus at the time of this consultation is less than one year old. The WNP Steering Group re-iterates that both the WNP and the SODC Local Plan 2035 present accepted analyses which confirm that extant site allocations for housing in Wallingford meets housing targets.

The adopted WNP does not allocate Site A for housing and the WNP Steering Group objects to the current proposal for a boundary change to move the entirety of Site A to within the Wallingford parish. The WNP Steering Group is not aware of any forthcoming planning application for the area, and given the recent adoption of the WNP and confirmation that SODC maintains a 5 year's Housing Land Supply¹, we feel that there is no realistic prospect for development leading to significant residential occupancy of Site A within the period to be covered by the current boundary review (presumably 2022 to 2026, given SODC's statement that it conducts boundary reviews every four years). We therefore feel that there is no justification for a boundary change at this time.

The WNP Steering Group fully endorses the submission made by Brightwell-cum-Sotwell parish council in respect of this review and requests that our response reinforce their arguments. We will not repeat their arguments here, however we make the following additional comments in relation to the Assessment Criteria published by SODC in relation to this consultation:

natural or man-made boundaries that help to define clearly one community from another

While there are some concerns around the possible coalescence of Wallingford and Brightwell-cum-Sotwell in the long term, we feel that the current boundaries are essentially adequate and generally follow established field boundaries. Although there may be minor adjustments to reflect recent changes in agricultural use, the current boundary is widely recognised by the communities of both Wallingford and Brightwell-cum-Sotwell and causes no discernible detriment to either.

effective and convenient representation of local residents at parish level

The land in question is entirely agricultural with no realistic prospect of accommodating new residents within circa a decade. This criterion is irrelevant.

the extent to which proposals reflect the identities and interests of the affected community

The entirely agricultural use of the land (with public access via established rights of way for recreational use) does not give rise to a strong community interest in the area. Both communities are well served by the built-up areas within their current boundaries and transfer of Site A between the two for purely administrative purposes does not fundamentally change the existing community interests of either Wallingford or

¹ [Five year housing land supply statement – June 2021](#)

Brightwell-cum-Sotwell. We are not aware of any part of the community in Wallingford which could feasibly benefit from this change.

the size and population of the local community

The land in question is entirely agricultural with no realistic prospect of accommodating new residents within circa a decade – the area in question changes the population of neither Wallingford nor Brightwell-cum-Sotwell. This criterion is irrelevant

Finally, the WNP Steering Group objects to the proposal for boundary change as we feel it is generating unsubstantiated public concerns around potential development on Site A with the potential to undermine public confidence in the WNP. Local community social media has responded to this consultation with concerns that a planning application for the area must be imminent. Whilst we recognise that development will be consistent with both the WNP and SODC Local Plan 2035, in the absence of any justification for this boundary change (as measured by the Assessment Criteria), we note that the WNP was generated with widespread community engagement and is therefore successful as a result. Whatever the facts in terms of planning policy, this proposal sends out a very public message that development of some sort is being planned contrary to the expectations of the public who supported the WNP. If the WNP is to have long term support, and is to be maintained as a “living” Plan, nothing should be done to undermine confidence in it and this proposal should be rejected.

Lee Upcraft

On behalf of the Wallingford Neighbourhood Plan Steering Group

Q37 – Submission **2 & 3 of 3** (this relates to Q33, responses 12 and 54). Attached was a copy of the letter from Brightwell-cum-Sotwell Parish Council to South Oxfordshire District Council, a copy of which is below.

Brightwell cum Sotwell Parish Council
The Stewart Hall, West End
Brightwell cum Sotwell
Near Wallingford
OX10 0RY

26th April 2022

South Oxfordshire District Council (SODC) is carrying out a community governance review to ensure that parishes continue to properly represent the local area and their residents.

Last year SODC invited all towns and parishes across the district to put forward proposals that could alter their parish or town boundary. SODC is now consulting on the proposed changes that the committee agreed to take forward.

It has come to the attention of Brightwell cum Sotwell Parish Council that land within Brightwell cum Sotwell is proposed to be transferred to Wallingford through an alteration of the boundary between the two parishes that would see Brightwell cum Sotwell lose agricultural land to Wallingford.

Brightwell cum Sotwell Parish Council strongly objects to this proposal for the reasons set out below.

Brightwell cum Sotwell Parish Council is astonished that such a potential loss of its land can proceed to this stage without any consultation or correspondence before the formal consultation process started.

Wallingford Town Council Planning Committee proposed the changes in December 2021, being agreed at full Town Council in January 2022. A letter expressing their wish to annex land currently in Brightwell cum Sotwell was sent to SODC in January 2022. This letter will refer to this area as 'the land'. At no time during this process was Brightwell cum Sotwell asked of their views by Wallingford Town Council. If we had of been asked our opinion on this matter, we would have expressed the same views stated in this letter. It is significant that having looked at their own proposal again, Wallingford Town Council resolved at full council on 25th April 2022 to object to their own proposal. Both the councils involved are now objecting to the proposal - for this reason alone the transfer of land from Brightwell to Wallingford parish should now be rejected.

The land comprises of flat rural fields, lying in open countryside that are currently used as working agricultural farmland. A public footpath runs through the land although not along the proposed new boundary. It is fair to note that the present field pattern has been adjusted over the past 50 years and the boundary between Sotwell, Brightwell, Wallingford and Clapcot has evolved over the past 1000 years. As such the current field pattern does not directly reflect the boundaries as they were originally laid out but this is a matter of metres in most cases rather than entire fields.

Small sections of the land are included in the North Wessex Downs Area of Outstanding Natural Beauty that sits immediately to the north and east of the area in question. The fields are on the gravel terrace and are an important part in protecting the impact of long views across the AONB, to the east from the public view from Sotwell Hill that are identified in the Brightwell cum Sotwell draft modified neighbourhood plan.

The land between the village of Brightwell cum Sotwell at Sotwell Hill House and the Wantage Road is an important element in preventing coalescence between Wallingford and Brightwell. The proposal would bring the boundary between Wallingford and Brightwell even closer.

For background.

The land formed part of the area considered for development under Site A of the 2011 SODC core strategy study that set out to identify which land around Wallingford should be built on - the site was discounted for many reasons.

The Wallingford Neighbourhood Plan recognises that the site is split between two administrative boundaries, and it is this factor that Brightwell cum Sotwell assumes Wallingford Town Council based its now reversed decision to ask SODC for the land. There is no other strategic reason why Wallingford would consider that these rural, working fields would be better placed in an urban area than a rural parish.

Sites for development around Wallingford were accessed in 2011 during the preparation of SODC's core strategy. During this study, five sites were proposed for development around Wallingford, with Sites E (and later B) being decided upon as suitable for development (for clarity, at the time, the majority of Site B was in Brightwell cum Sotwell – it was only following the decision to permit development that the land was taken from the Brightwell cum Sotwell and added to Wallingford). The parish council accepted this as inevitable part of the development process and a proper reason why land should be transferred under the guidance.

Site A however, was not allocated for housing because it was not suitable and not achievable for housing development for the following reasons:

- Harm to the adjacent North Wessex Downs AONB and its setting
- The Minerals Safeguarding from Oxfordshire County Council
- The potential increase to air pollution in the Air Quality Management Area.

Following the publication of the 2011 and 2035 SODC Local Plan, Site A was not carried forward and as such remains simply a cluster of working fields between the northern edge of Wallingford and the Sinodun Hills rather than an actual entity or unit of land. The fields are safeguarded for gravel extraction (a designation that is linked to adjacent land in the parish of Brightwell cum Sotwell – not Wallingford) and whilst not forming part of the AONB are recognised as an essential element in conserving the character of the AONB (once again, linked to similar land adjacent to the site that sits within Brightwell cum Sotwell and not Wallingford). It is the consideration of Brightwell cum Sotwell Parish Council therefore that the site formally known as Site A was only ever a notional area, created on a desktop for the purposes of informing the 2011 Local Plan and at present has no formal planning status. Wallingford does not need to find any additional land for development under the current local plan to 2035. Brightwell cum Sotwell Parish Council, in light of the findings of the 2011 core strategy process, can see no reason why this situation would be likely to change. Indeed the Wallingford Neighbourhood Plan Sub Group has also strongly objected to the proposal.

Brightwell cum Sotwell Parish Council can therefore see no valid reason for the land to be transferred or indeed even consider that it would be appropriate for the land to be better placed in Wallingford than in Brightwell cum Sotwell. That the site sits within two administrative areas is therefore irrelevant.

The proposal should be rejected for the following reasons (following the agreed measures set out in the community governance review guidance):

- Natural or man-made boundaries that help to define clearly one community from another

At present, the boundary roughly follows historic and established field boundaries although modern day alterations have resulted in some small anomalies that could be addressed in any review by marrying the existing boundary neatly along the existing and established boundary between Wallingford and Brightwell cum Sotwell. This would involve just a small land swap between Wallingford and Brightwell cum Sotwell that would be entirely acceptable and sensible (shown in yellow on the attached diagram).

The changes proposed however, go much further and seem to be based on a hypothetical boundary that was used as part of an old and rejected planning process to identify which land could be developed around Wallingford.

The boundary of the land formally known as Site A as proposed in this consultation runs through the middle of two fields, some 30m or so from the established field margins, rather than along their actual edge. In addition, the proposed new boundary would also be out of line with a public footpath that runs nearby the proposed new boundary. The new boundary does not (and should not) follow the edge of the AONB either. That A1 and A2 do not marry with plot A (on the map used to depict where any boundary change would be) is an irrelevance – the plots do not need to be brought together as Site A was rejected for planning and therefore has no further purpose beyond this historic exercise. Beyond historic associations, the fields to the north of the built area (A1 and A2) have little relationship with urban Wallingford but have a lot in common with the rural community of Brightwell cum Sotwell, its fields, the setting of the AONB, working farmland and gravel safeguarded areas. That Wallingford has these fields is an anomaly.

Only if this situation changes (which is unlikely) should a transfer of land be considered. For this reason the proposal should be rejected.

The proposal therefore cannot be said to follow natural or human-made boundaries, it doesn't follow public footpaths, landscape designations, field margins or any historic field pattern – rather a notional line on a map used for a public consultation (that rejected the site as unsuitable for any development). If the proposal was to go ahead, the boundary between Brightwell cum Sotwell and Wallingford would be totally illogical and hard to clearly define one community from another. For this reason, the proposed new parish boundary should be rejected and the parish boundary retained where it is.

- Housing developments that straddle parish boundaries, thereby resulting in people being in different parishes from their neighbours

The proposal to alter the boundary refers to an area of land known formally known as Site A. It comprises of 3 – 4 fields (as indicated on the plan that accompanies the proposed changes) as fields A1, A2 (in Wallingford) and A (in Brightwell cum Sotwell) and a strip of land extending to the Slade End Roundabout (a Brightwell name – not Wallingford!). The various fields were brought together to form a potential development site created solely for the purposes of the 2011 local plan review consultation to identify which land could be appropriate for housing around Wallingford. The land referred to as Site A is therefore based on a notional area of land. Site A however, was not allocated for housing because it was not suitable and not achievable for housing development for the following reasons: (i) harm to the adjacent North Wessex Downs AONB and its setting, (ii) the Minerals Safeguarding from Oxfordshire County Council, (iii) and the potential increase to air pollution in the Air Quality Management Area. It is interesting to note that two of these reasons affect Brightwell cum Sotwell directly rather than Wallingford.

It is unlikely that this situation will change during the period of the current Local Plan to 2035. At present, Site A is rejected and not needed by Wallingford for housing and there is no valid planning reason why Wallingford would consider that it is needed.

At the 25 April full Town Council Meeting of Wallingford Town Council, the chair asked why the proposal was considered necessary in the first place. The reason given was that if the land was developed then the new residents would naturally look to Wallingford for amenities rather than Brightwell cum Sotwell. Both the made SODC local plan and the Wallingford Neighbourhood Plan clearly state that Wallingford does not need to allocate any additional land for development and do not consider the land proposed under Site A as suitable for development. None of the land has been allocated for development and there is currently no planning application for development on the land.

The community governance review guidance should not be used to justify a change in a boundary based on a rejected or imaginary development that could be allocated in some unknown future. The review should be based on the current planning situations and this clearly shows that the land to the north of Wallingford is not likely to be developed. If in some future scenario, the land was needed for housing, this could still

proceed as happened during the planning of Site B with land in two parishes. In this way, land would be transferred at the appropriate stage so that any future residents would not live in different parishes from their neighbours. This reason for designation simply cannot be argued and therefore should be discounted.

It is significant that the Wallingford Neighbourhood Plan Cttee and Wallingford Town Council (having reconsidered their original view) are of the same opinion. Only if it is decided that development is needed and should take place to the north of the town, in the future, would it be appropriate to consider that it would be the appropriate for the land to be transferred to Wallingford as happened in Site B.

- Effective and convenient representation of local residents at parish level

During the preparation of the Wallingford Neighbourhood Plan, there was no mention or desire by residents of Wallingford to extend the boundary to include the land. There is a brief mention that the land is in two separate parish areas.

During the preparation of Brightwell cum Sotwell's Neighbourhood Plan however, 96% of respondents to a parish questionnaire stated that they did not want any further coalescence between Brightwell cum Sotwell and Wallingford, the plan proposes a number of made policies to achieve this whilst delivering up to 60 new houses (an allocation that far exceeds SODC's housing requirements for a parish of Brightwell's size). The neighbourhood plan has clearly defined policies regarding development in open countryside that would continue to apply unless the two fields are annexed by Wallingford (being an urban parish has no policies for development in open countryside in its neighbourhood plan).

The fields to the north of Wallingford are an essential and strategic part of Brightwell cum Sotwell's rural character, with local policies to reflect this rural character. The Wallingford Neighbourhood Plan has no policies for open countryside and there are no plans to build on the agricultural fields that would alter this character.

The land is of its strategic importance to Brightwell cum Sotwell in providing a buffer between the built area and the AONB and also in helping to ensure a clear separation between Wallingford and the built areas of our parish.

For these reasons, Brightwell cum Sotwell would consider that this selection criteria is also not met and the proposal should be rejected.

- The extent to which proposals reflect the identities and interests of the affected community.

The land to the north of Wallingford, formally known as Site A that forms the basis of the community governance proposals was rejected for development on several grounds. A key consideration in the decision was evidence from the SODC Landscape Capacity Assessment published in September 2017. This concluded that Site A was not suitable for development because:

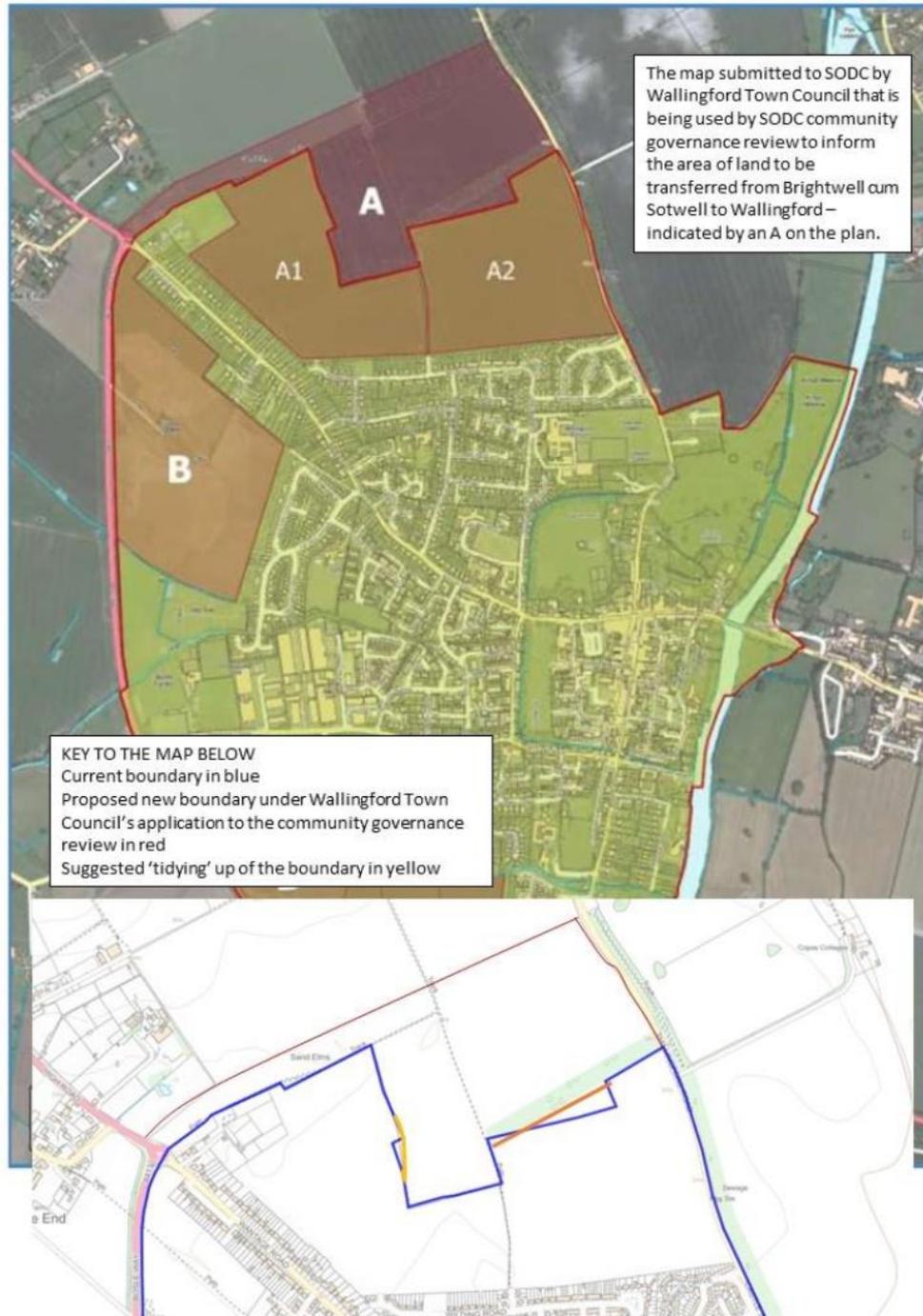
- Development on this site could lead to harm to views from the North Wessex Downs AONB including the Public Rights of Way
- Development would extend the built-form of Wallingford well beyond the settlement limit and encroach into open countryside, eroding the separation of the AONB
- Access to the site via the eastern boundary could do harm to the rural character of the Brightwell-cum-Sotwell Conservation Area

It is clear therefore that the land in question has a direct relevance to the interests of the residents of Brightwell cum Sotwell and none at present to the residents of Wallingford. For this reason the current proposal to alter the parish boundary between Wallingford and Brightwell cum Sotwell should be rejected. The land is of strategic importance to Brightwell cum Sotwell and is valued by local residents for its contribution in shaping the character of the AONB and local footpaths.

That the site sits within two separate administrative boundaries is irrelevant as the site was rejected for development for a number of planning reasons and currently is not allocated for development in the local plan to 2035. Brightwell cum Sotwell Parish Council would therefore urge SODC to reconsider their proposal for the land formally referred to as Site A in their proposal to be transferred to Wallingford from Brightwell cum Sotwell, as part of the community governance review, for the reasons stated in this letter.

Kind regards

CLlr Sue Robson
Chair Brightwell cum Sotwell Parish Council



Q33 – Copy of email submission 1 of 5 – both parts 1&2.

From: [REDACTED]
Sent: 26 April 2022 10:24
To: Community Governance Review
Cc: [REDACTED]
Subject: Re: Boundary review change for Wallingford

Follow Up Flag: Follow up
Flag Status: Completed

OK - have just understood that this was a maverick Town Council request that was rescinded last night!

That one can be put to bed then...

All the best, [REDACTED]

[REDACTED]

Tel: [REDACTED]

From: [REDACTED]
Sent: Monday, April 25, 2022 12:00 PM
To: Community Governance Review <cgr@southandvale.gov.uk>
Cc: [REDACTED]
Subject: Boundary review change for Wallingford

Dear 'CGR'

I would like to express my total opposition to the inclusion of Site A within the Wallingford Boundary. It is not and should never become a residential area.

I support Wallingford Town Council and the Wallingford Neighbourhood Plan Steering Group, in this.

Yours, [REDACTED]

[REDACTED]

Tel: [REDACTED]

Q33 – Copy of email submission 2 of 5

****EXTERNAL****

Dear Chris,

Further to Wallingford Town Councils previous resolution to adopt Site A as below, I can confirm this resolution has now been overturned at the meeting of General Purposes held on Monday 25th April 2022 and is no longer required to be actioned.

If you could please confirm for our records this motion has been received and accepted that would be very much appreciated.

If you require any further information, please let me know.

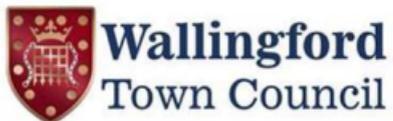
Many thanks

Kind regards,

Michelle Taylor
The Town Clerk/RFO-Wallingford Town Council

Wallingford Town Council
8a Castle Street
Wallingford
Oxfordshire
OX10 8DL

Tel: 01491 835373



www.wallingfordtowncouncil.gov.uk

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Q33 – Copy of email submission 3 of 5

From: [REDACTED]
Sent: 28 April 2022 19:57
To: Community Governance Review <cgr@southandvale.gov.uk>
Subject: community governance review

****EXTERNAL****

I'm writing to object to Wallingford Town Council trying to amend the boundary of the parish to include land at Site A, which is currently in Brightwell-cum-Sotwell. Also I'm very surprised that they should attempt to do this without first consulting Brightwell-cum-Sotwell Parish Council.

Yours sincerely,

[REDACTED]
(Brightwell-cum-Sotwell resident)

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Keep this in mind before responding, opening attachments or clicking any links, unless you recognise the sender and know the content is safe.
If in any doubt, the grammar and spelling are poor, or the name doesn't match the email address then please contact the sender via an alternate known method.

Q33 – Copy of email submission 4 of 5

From: [REDACTED]
Sent: 29 April 2022 07:04
To: Community Governance Review
Subject: Community Governance Review - Brightwell cum Sotwell

****EXTERNAL****

Dear Sirs

As a long term resident of Brightwell cum Sotwell, I wish strongly to object to the proposed changes of boundaries in respect to Brightwell cum Sotwell land adjacent to Wallingford.

You will have received objections from Brightwell Parish Council which I fully support.

The suggested plans should not go ahead because of relevant issues in the following areas:-

- Natural or man-made boundaries that help to define clearly one community from another
- Housing developments that straddle parish boundaries, thereby resulting in people being in different parishes from their neighbours
- Effective and convenient representation of local residents at parish level
- The extent to which proposals reflect the identities and interests of the affected community.

Previous consultation concluded that Site A was not suitable for development. because:

- Development on this site could lead to harm to views from the North Wessex Downs AONB including the Public Rights of Way
- Development would extend the built-form of Wallingford well beyond the settlement limit and encroach into open countryside, eroding the separation of the AONB
- Access to the site via the eastern boundary could do harm to the rural character of the Brightwell-cum-Sotwell Conservation Area

It is clear therefore that the land in question has a direct relevance to the interests of the residents of Brightwell cum Sotwell and none at present to the residents of Wallingford.

I trust that these plans will be re-considered and cancelled.

Yours faithfully

[REDACTED]

Home Tel. [REDACTED]
Mobile No. [REDACTED]

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Q33 – Copy of email submission 5 of 5

From: [REDACTED]
Sent: 28 April 2022 17:19
To: Have your say <haveyoursay@southandvale.gov.uk>
Subject: Community Governance Review

****EXTERNAL****

I refer to the letter dated 26 April from the Chair of Brightwell-cum-Sotwell Parish Council concerning the proposal to alter the boundary between Wallingford and Brightwell cum Sotwell as laid out in the SODC community governance review. A copy of the letter is attached to this email.

I am the immediate past Chair of Brightwell-cum-Sotwell Parish Council and was closely involved in the deliberations over Site A on behalf of the Parish Council at the relevant time.

The attached letter lays out cogent reasons for rejecting the proposal. It is both unnecessary and untimely. Moreover, there is no justifiable or logical reason for moving the boundary adjacent to the Slade End Roundabout some 30 metres the north-west merely in order to have a straighter line on a map.

I support the submissions in the letter in their entirety. The proposal should be dropped until such time, if ever, that there is an approved development proposal to extend Wallingford which is impeded by the existing boundary.

[REDACTED]

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