

Paper to be approved.
CUMNOR PARISH COUNCIL
Minutes of the Meeting of the Neighbourhood Plan Refresh Working Party
on Monday 10 March 2026 at 7pm
via Zoom

Attendees.

Dianne Rees, Fiona Newton, Chris Westcott and Tina Brock, Clerk.

06/26 Apologies for absence.

Kathy Davis (prior commitment). This apology was approved.

07/26 Progress and actions since last meeting.

- i. GWP who carried out the original Flood Risk Assessment have been commissioned to update the report. On reviewing the 4 Areas of Interest, Chris and Clerk agreed that the following AOIs should be extended and a proposed new area.

AOI 1 Cumnor Hill and Dean Court – two areas to be added to this AOI – the section between its current NE boundary and the Parish Boundary (shown as the purple shaded area on the attached PDF page 1) and the section (similarly shaded) SW of the current SW boundary bounded by the A420 and Oxford Road Cumnor.

AOI 2 Farmoor – no change

AOI 3 Filchampstead – extension of area to south and east as shown by purple shaded region in attached PDF page 1 – this reflects both flood incidence at properties on the B4017 to the south of the current AOI boundary, the evidence of flooding in and around Filchampstead Brook and 2x recent applicants for solar power stations in the Farmoor Valley, both of which claimed there was no flood risk.

AOI 4 Wootton catchment area – no change

Proposed new AOI 5 Cumnor Conservation Area – see page 2 in attached. This reflects increased evidence of flooding such as at w3w ///slick.painters.germinate and ///blaze.figs.arose (see previously submitted Cumnor Parish Flood Mapping v2).

As there is evidence that flooding in these locations is correlated with flooding just outside the Conservation area (see cluster at and around ///poetic.piper.best) we are happy to leave it to your judgement as to whether the proposed new AOI 5 should be extended eastwards to include this cluster.

- ii. Councillors and residents had sent recent and historical photographic evidence of flooding in the parish which GWP will review the events reported and carry out the rainfall-frequency analysis.
- iii. Original photos used in the made plan, Important Views, non-heritage assets and Character Assessments were being collected from past members. How many photos will be permitted for the digital version of the NP is unknown.

08/26 Modifications to the plan and Character Assessments.

The group agreed the comments from Chris, Fiona and Kathy on the draft modification proposal. Dianne would email her comments in the next few days for inclusion.

Author	Reference	Comments
CW	Para 23	Is it worth adding something about the area within the parish subject to flooding/high flood risk (see policy RNE2) + Farmoor reservoir, SSSI's, ancient woodland and the nationally renowned Hill End Outdoor Education Centre etc also constraining ability to deliver significantly large new developments ??
CW	Para 31	Parish is also the site of a bronze age settlement
CW	Para 33	NB 2025 survey deliberately did not repeat all the 2018 questions/headings so concerned that we currently say the 2025 survey now forms 'the principle community evidence base for the plan'. So how about something like: <u>The original Neighbourhood Plan was informed by extensive community engagement, including the 2018 Big Survey. To ensure the Plan remains up-to-date and reflective of current community priorities, and as part of its strategy work, Cumnor Parish Council</u>

		<u>undertook a new Residents' Survey in January 2025. The survey attracted 637 responses and provides robust and current evidence on a range of issues including local services, community facilities, environmental priorities and active travel. The findings of the 2025 survey have informed this Modification and along with the Big Survey now form the principle community evidence base for the Plan.</u>
CW	Para 39	Change Following this Regulation 14 consultation, responses from residents and stakeholders were will be considered by the Working Party and to Following this Regulation 14 consultation, responses from residents and stakeholders will be considered by the <u>Parish Council's Neighbourhood Plan Review Working Party and</u>
CW	Table 1 Aims and Objectives on pp19	Drop iii. Supports the identification of a secular burial ground (we've decided to substantially reduce the reserve we did hold for this given the fact that no suitable site has been identified)
	Table 1 Aims and objectives pp20 section 3	Change iv. Maintains & enhances Parish assets such as village halls, pubs, community centres, recreation facilities, sports venues To iv. Maintains & enhances Parish assets such as village halls, pubs, community centres, recreation facilities, <u>outdoor education facilities</u> , sports venues
	Table 1 Aims and Objectives pp20 Section 4	Change ii. Supports initiatives that preserve our historic environment e.g. listed buildings, buildings of local interest, paleogeographic sites and archeologically important sites To ii. Supports initiatives that preserve our historic environment e.g. listed buildings, buildings of local interest <u>including non-listed heritage assets</u> , paleogeographic sites and archeologically important sites
CW	Para 41	Why Cumnor is <u>has previously been</u> constrained in terms of available land for development how about <u>Cumnor has been and remains</u> constrained in terms of available land for development This would sit better with the extended proposed text for para 23
CW	Para 59	Propose changing This will particularly apply to the LGSs which are in active recreational use in general, and for the Cumnor Cricket Club in particular. To

		This will particularly apply to the LGSs which are in active recreational use in general, and for the Cumnor Cricket <u>Pitch and Fogwell Road Sports pitch</u>, in particular. So that the names are coincident with the list in Policy LGS1 A
CW	Policy DBC1 Pp30	Part B mixes singular and plural so propose changing B. Development proposals should also take into account the following general design principles so that it integrates into and enhances its surroundings To B. Development proposals should also take into account the following general design principles so that <u>they</u> integrates into and enhance <u>their</u> surroundings
CW	Para 76	Re the reference 'Design and access statement' is it possible to mandate (viz 'must') their inclusion in planning applications? Many applications at present don't and so avoid responding to the policies
CW + KD	Paras 77 and 78	Is there a way of wording these so that some element remains? We ask 'cos Para 77 is mainly factual statements about the present and para 78 sets out the Parish Council's wishes as expressed by residents in the various surveys Thanks
CW	Para 91	I don't understand the phrase at the end of this para <i>2. Where a development proposal would cause harm to, or the total loss of, the significance of a non-designated heritage asset, it should only be supported where the harm or loss is outweighed by the scale of the harm or loss and the significance of the non-designated heritage asset."</i> Is this correctly transcribed?
CW	Para 106	Typo in The Parish Council has already expressed its opposition to the historic Park & Ride proposal²² and reiterates this opposition 0 including to the Local Transport Plan 4 – given the site meets all five purposes of the Green Belt. Should it read The Parish Council has already expressed its opposition to the historic Park & Ride proposal²² (and reiterates this opposition) including to the Local Transport Plan 4 – given the site meets all five purposes of the Green Belt.
CW	Para 108	Propose changing Cumnor Parish has recently experienced an increase in planning applications for large-scale solar farms and associated industrial infrastructure (e.g. substations, access roads, CCTV and security fences) situated in the open countryside. To Cumnor Parish has recently experienced an increase in planning applications for large-scale solar farms (<u>both <49MWe and NSIP >49MWe</u>) and associated industrial infrastructure (e.g. substations, access roads, CCTV and security fences) situated in the <u>Green Belt</u> open countryside.
CW	Policy RNE1 Pp 48	Can we check that Map 13 (and/or any other maps we might need to reference here e.g. map 19) show the items listed in the deleted subsection A, otherwise we will lose sight of what and where they

		are
CW	Policy RNE2	TBC dependent on GWP analysis
CW	Policy EBC1 Page 64	Can we add the Hill End Outdoor Education Centre (website here) into this list please? It's a charitable enterprise, is celebrating its centenary this year and has a national reputation
CW	Policy EBC2 Page 66	Forgive me I've probably forgotten something, but why is this policy struck out? If possible it should be retained
FN	Para 27	Are these bus times correct, am sure there are more than one an hour in the village S9, 44, 63
FN	Para 30	We should probably reference Botley West as it is mentioned in para 108
FN	Para 58	Does this mean that in fact there is no protection for local green spaces, even with the NP?
FN	Para 150	bus times may not be correct
FN	Para 168	Tumbledown is 60mph, 20mph at High Street start
FN	Green Spaces LGS 1 Pg 22	To check that Green Spaces have the same protection as Green Belt.

Dianne had previously commented on the Character Assessments which had been emailed to Chris.

Lower Cumnor Hill and Third Acre Rise need to be cross referenced in the Character Assessments for clarity.

Actions. Any further comments on the modification of the plan and Character Assessments to be sent to Chris as soon as possible.

09/26 Next meeting.

To be confirmed.

The meeting closed at 7.50pm.

Signed.....Date.....2026