



KIDMORE END PARISH COUNCIL

OXFORDSHIRE

CANE END - CHALKHOUSE GREEN - GALLOWSTREE COMMON - KIDMORE END - TOKERS GREEN



Neighbourhood Development Plan 2011- 2035

APPENDIX D7

HOUSING ALLOCATION - MARCH 2021 v1.1

Site Allocation CFS8

This site specific Design Code is supplementary to Policy HDA and allocates the 0.2 hectare site for up to 4 smaller dwellings. As well as local character and landscape policies, it is intended to illustrate the expected layout, scale, landscaping and access for the site.

**Please note the circled numbers in the list below are shown on the adjacent plan.*

1. Access will be taken from Tokers Green Lane via one or two (maximum) access points contained by hedgerow planting. The requirement for visibility splays should not lead to an open frontage onto Tokers Green Lane.
2. The area to the west and south of the allocation should be contained by native hedgerow planting interspersed with trees to soften the edge of the settlement.
3. Appropriate frontage planting could include a double row of beech hedges or other native hedgerow species to help screen the development. This could be combined with a low garden wall potentially in brick and flint to match those found in the area.
4. Building heights should be limited to 2 storeys to limit adverse impact.
5. Buildings should be sited/ oriented to prevent overlooking of neighbouring properties.
6. The properties are expected to conform to a linear layout which respects the existing building line as shown.
7. Gardens should be a minimum of 15m in depth in line with SODC design guide
8. Bat and bird boxes should be integrated into buildings with hedgehog access provided under any garden fences.
9. Parking to be accommodated to the front of the dwellings with sufficient on plot parking (including visitor parking) to ensure no parking on the restricted Tokers Green Lane
10. Open views across the fields south of CFS8 from Butlers Orchard as illustrated in Appendix D4 Kidmore End View 7 are to be retained

