



KIDMORE END PARISH COUNCIL
OXFORDSHIRE

Kidmore End Neighbourhood Plan: Housing Requirement and Allocation Paper

July 2019

Updated January 2020

Further updated March 2021



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Disclaimer

This document is intended to aid the preparation of the Kidmore End Neighbourhood Plan and to support the writing of corresponding Neighbourhood Plan policies. It is intended to provide an insight into the Call for Sites Process to date (July 2019).

This document is a non-exhaustive summary based on information, guidance and data reasonably available at the time of writing. As such, some or all of it may be superseded or become obsolete at a later date. Please note that in the absence of a categorical Local Plan to follow or supplement, certain assumptions have necessarily been made about likely SODC Policy in consultation with and under advice from SODC and AECOM. At the time of writing, SODC is reviewing the existing draft version of their Emerging Local Plan which has not yet been formally adopted and remains subject to change.

1. Introduction

In September 2017 the Kidmore End Neighbourhood Plan Steering Group (also referred to as the Steering Group or KENPSG) met for the first time, tasked by the residents of Kidmore End Parish and the Parish Council to develop the Kidmore End Neighbourhood Plan (KENP).

This paper provides an overview of the work carried out by the Steering Group to the time of publication, including summaries of the AECOM Site Options and Assessment Report, the Facilitation Report, the results of the Household Survey conducted within the parish, and other evidence-based information. It details how they have collectively informed the site allocation process for residential development in the Neighbourhood Plan (also referred to as Neighbourhood Development Plan or NDP). It aims to show the robust and evidence-based process undertaken by the Steering Group in coming to a recommendation that the Kidmore End Neighbourhood Plan includes the allocation of a site and the rationale behind site selection. The paper shows the steps and actions taken since the AECOM Site Options and Assessment Report was produced which have further informed the recommendation. The Steering Group has faced many challenges since starting their work, including numerous Local and National Policy changes (see below).

- Publication of the new National Planning Policy Framework (NPPF) in July 2018, revised February 2019
- Changes in the South Oxfordshire District Council (SODC) emerging/draft Local Plan, including the changes in strategic sites within the plan
- Oxfordshire Growth Deal

2. Kidmore End Background Information

The Parish of Kidmore End covers 10sq.km and is located in South Oxfordshire. The parish comprises of 5 distinctly separate villages: Kidmore End; Gallowstree Common; Chalkhouse Green; Tokers Green and Cane End. The villages are separated by farmland and woodland and linked by many narrow roads and lanes. The vast majority of the parish sits in the Area of Outstanding Natural Beauty (AONB). Despite its close proximity to the major conurbation of Reading, the landscape is predominately rural and agricultural. Well managed beech woodlands are found throughout the parish, with an abundance of wildlife. There are green spaces, open views, quiet lanes and numerous footpaths. Kidmore End parish is primarily residential and agricultural with no industrial areas. The 2011 census shows a total population of some 1340 people in the parish of which some 800 were of working age. The whole parish consists of some 500 households in total of which the vast majority (390) are living in detached houses. Proximity to Reading makes the parish a desirable area to live with concomitant relatively expensive housing stock. The vast majority (450 out of 500) of homes in the parish are owner occupied.

Since 2011 there has been steady growth in the parish, however this has varied within settlements as shown in Table 1 and Figure 1.

Table 1: Growth in Kidmore End Parish 2011 - 2018

Village	Year	2011	2012	2013	2014	2015	2016	2017	2018	Total Additions by Village	Current Households by Village*	Additions as % of 2011 Census
Cane End		0	1	0	0	0	3	0	7	11	37	42.5%
Chalkhouse Green		0	0	0	0	0	0	0	0	0	69	0.0%
Gallowstree Common		0	0	6	0	3	1	1	2	13	137	10.5%
Kidmore End		0	0	0	0	0	0	0	1	1	159	0.6%
Tokers Green		0	0	0	0	5	0	1	0	6	134	4.7%
KE Parish Annual Total		0	1	6	0	8	4	2	10	31	535	6.15%
KE Parish Cumulative Total		0	1	7	7	15	19	21	31	Planning approved but development not completed		

The table and graph (Table 1 and Figure 1) demonstrate that there has been organic growth in the parish since 2011, with six affordable units being built in Gallowstree Common in 2014. It also shows that there has been very little growth in the village of Kidmore End with planning permission being granted for one house. Since this graph was completed further planning permission has been granted for housing in Gallowstree Common and Tokers Green. There have also been planning application refusals by SODC in both these villages. Recently in Tokers Green, an appeal decision was dismissed. Similarly, a site within the open countryside of the Parish on the edge of Reading was recently refused permission for housing by SODC.

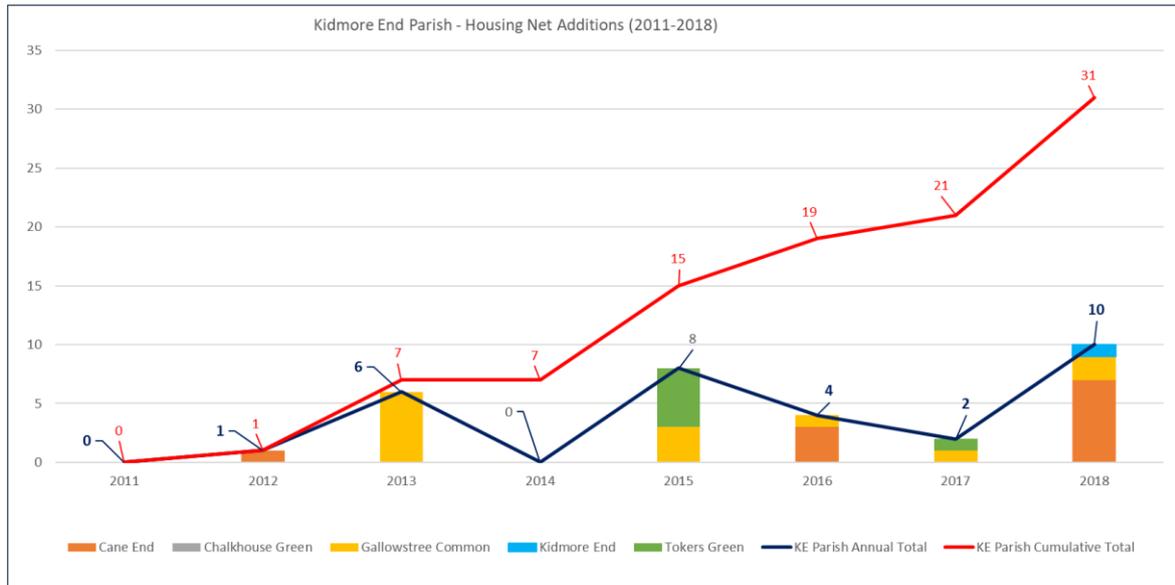


Figure 1: Growth in Kidmore End Parish 2011 - 2018

3. Kidmore End Parish Neighbourhood Plan

3.1 Vision and Objectives for 2033

The vision and objectives below were written following the completion of the Kidmore End Parish Household Survey. The objectives which follow may change as the plan moves forward and as further relevant information becomes available. The objectives are informed by the vision and in turn will inform the KENP policies from a community perspective.

Kidmore End's Parish Vision for 2033 is as follows:

“Preserve the rural character and retain the open spaces in and around the Parish through appropriate housing development and by being geographically separate from nearby larger settlements, supporting and enhancing the Chilterns AONB, engaging with our Parish communities and prioritising road safety”

Objective 1	Objective 2
<p>Housing development</p> <p>Enable suitable residential development that meets the needs of our Parish and achieves any housing target/allocation of the emerging South Oxfordshire Plan 2034, recognising and reflecting the distinct character of each of our villages and hamlets, enriching our communities with new residents to our Parish as well as facilitating those who wish to remain.</p>	<p>Open spaces</p> <p>Protect, maintain and where possible enhance existing open space between, within and around our villages and hamlets, with particular emphasis on retaining space between our parish and nearby larger urban/suburban developments.</p>



<p>Objective 3</p> <p>Supporting & enhancing Chilterns AONB – Area of Outstanding Natural Beauty</p> <p>Conserve and enhance the historical and environmental importance of AONB- designated land within our Parish and the worth of similar adjacent valued landscapes.</p>	<p>Objective 4</p> <p>Community Spirit</p> <p>Engage with the Parish’s communities at all stages in the development and implementation of the NDP to ensure the Plan meets their different needs and expectations, thus maintaining a strong sense of community. This is not a land use Objective and as such is an intrinsic part of our NDP.</p>
<p>Objective 5</p> <p>Prioritising road safety project</p> <p>Uphold the current network of roads, lanes and footpaths, which reflect the rural nature of our Parish for all users (by car, bike, horse or foot) and promote road safety, appropriate traffic quantity, size and speed, road maintenance and considerate parking on narrow lanes/roads.</p>	

3.2 Overview

The Kidmore End Neighbourhood Plan was always going to be complex due to: -

- There being five separate villages
- The boundary with Reading and SODC
- Parish mostly within the AONB
- SODC moving from Core Strategy to Emerging/draft Local Plan in this time frame
- Oxfordshire Growth Deal
- Speculative Development/Unplanned Growth

The Steering Group hopes to show in this paper how it has coped and moved forward with all the challenges and emerged with a sustainable and robust plan.

4. Grant Support from Government

Locality is a Government Support Service for numerous activities including the process of Neighbourhood Planning. Groups have the opportunity to apply for technical packages of support and grant funding. The Steering Group applied to Locality for a technical package for the site assessment process to enlist the support of an independent planner from AECOM with expertise in site assessment. The Steering Group appointed a Call for Sites sub-group to work with the AECOM consultant on the site options and assessment part of the plan and to feed back to the main group at its regular meetings. The Call for Sites sub-group has three members from the Steering Group, and they liaised with the AECOM consultant, to provide local knowledge and some professional knowledge (specifically landscape),

resulting in AECOM producing the Site Options and Assessment Report dated November 2018. During the site assessment process, a Facilitation Meeting with SODC was suggested by the AECOM consultant to better apply the South Oxfordshire's Emerging Local Plan to this Neighbourhood Plan given its complexity and prior information given to the Steering Group by SODC. The product of the meeting is the Facilitation Report dated November 2018.

5. Facilitation Report – November 2018

5.1 Overview

As stated by AECOM this Site Option and Assessment has been among the most complex that they have delivered to date through its Locality Neighbourhood Planning support contract, largely as a result of the spatial complexity of the parish and, related to this, additional information required from South Oxfordshire District Council.

For this reason, it was determined that in order for this Site Option and Assessment Report to be completed, a separate Facilitation Package was needed from Locality, whereby SODC were invited to clarify further to Kidmore End Parish Council their thinking and views on the specific complexities and issues of the Parish that have been noted in this report. Additionally, SODC were asked to clarify the housing target based on the October 2011 version of the Emerging Local Plan.

Prior to the Facilitation process KENPSG had been advised that the housing target for the Parish was based on Kidmore End Village being the highest ranked settlement in the Parish as a Smaller Village. The October 2017 version of the SODC Emerging Local Plan stated that Smaller Villages had a housing growth target of 5-10% of the number of dwellings based on the 2011 Census. It was therefore deemed that Kidmore End Village had a growth target for the plan period (at that time 2011-2033) of 6-13 houses based on 132 dwellings in the village. The Call for Sites process¹ had been initiated on this basis.

As the Site Assessment progressed, it became clear that the Parish Council would benefit from a greater understanding of how the Neighbourhood Plan and its Site Assessment should fit with the adopted and emerging SODC Development Plans. As such, it was recommended by AECOM, with the agreement of Locality and the Ministry for Housing, Communities and Local Government (MHCLG), that it would benefit KENPSG if additional support were made available to facilitate discussions between the Parish Council and SODC before continuing with the Site Assessment. This would help to ensure that the Neighbourhood Planning site selection process was robust and transparent and would meet the Basic Conditions of Neighbourhood Planning, as well as any potential challenges by developers, site promoters and/or other interested parties.

¹ The Call for Sites process provides the opportunity for landowners to suggest potential sites for future development.

As a brief explanation, the basic conditions for neighbourhood plans are:

- have regard to national policy
- contribute to the achievement of sustainable development
- general conformity with the strategic policies in the development plan for the local area
- compatible with EU obligations
- prescribed conditions are met and prescribed matters have been complied with in connection with the proposal for the plan.

The Facilitation Report should be read alongside the Site Options and Assessment Report to which it refers, as there is necessarily a degree of cross-reference between them.

Having reviewed all relevant data required to complete the Site Allocations exercise, AECOM considered that clarification was required from SODC on the following key issues:

- Approach to determining Kidmore End's neighbourhood plan housing requirement;
- SODC's Strategic Housing and Economic Land Availability Assessment² (SHELAA) and its impact on the neighbourhood plan site assessment;
- SODC's interpretation of the Local Plan sustainable settlement hierarchy as applied to the Kidmore End context;
- The status of the adopted SODC Local Plan versus the Emerging Local Plan for the purposes of neighbourhood planning;
- How existing and future dwelling completions within the Plan period will be counted; and
- Approach to and definition of infill as defined in Local Plan policy for the purposes of neighbourhood planning site allocations.

In order to get clarification from SODC on the issues listed above, a meeting was arranged between AECOM, KEPC and SODC. The meeting was considered helpful and productive by both Kidmore End Parish Council and AECOM.

The final version of the Site Option and Assessment report has been informed by the Facilitation process. It should again be noted the report is intended to aid the preparation of the Neighbourhood Plan.

5.2 Key outcomes

The Facilitation process provided the following information for AECOM and KEPC. The information from the Facilitation process was carried forward into the final Kidmore End Neighbourhood Plan Site Option and Assessment Report.

² The assessment undertaken by local planning to identify potential development sites for housing and employment



- Kidmore End’s neighbourhood plan housing requirement 2011-2033, based on Census 2011 data, is 26 dwellings, based on the dwellings across the Neighbourhood Plan Area rather than an individual settlement within it. Thus, in the case of Kidmore End Parish this means 5% of the 516 dwellings recorded as being within the Parish at the 2011 Census. Therefore, the previously advised approach of calculating the housing target on Kidmore End Village alone was incorrect and could be disregarded.
- All dwellings completed or committed in the Parish between 2011 and 2033 count towards the neighbourhood plan housing requirement of 26 dwellings, whether or not they are on allocated sites; this means that the Parish has already met its minimum neighbourhood plan housing requirement and does not need to allocate sites in the neighbourhood plan, however, there are advantages in doing so;
- It is accepted that the South Oxfordshire SHELAA needs review, and a new version will be published early in 2019; in the meantime, it is not a problem if the neighbourhood plan site assessment conclusions on SHELAA sites differ from the current version of the SHELAA;
- The neighbourhood plan is free to allocate sites anywhere in the parish (i.e. not just at Kidmore End Village) to the extent that this is consistent with other local and national policy considerations;
- The neighbourhood plan and its evidence base should have appropriate regard to both adopted and Emerging Local Plan policy; it should be noted that some settlements are proposed to be downgraded in the settlement hierarchy informing emerging policy. The neighbourhood plan has the freedom to allocate sites in any settlement in the NDP area, subject to there being robust justification;
- The Local Plan development restrictions in terms of infill and site size/capacity that apply to certain settlements in the Parish do not apply for the purposes of neighbourhood plan site allocations, meaning that the Neighbourhood Plan is free to allocate sites at Gallowstree Common, Kidmore End village and Tokers Green that may not be infill (i.e. may be settlement extensions) and/or may exceed the Local Plan site size/capacity restrictions.

6. Kidmore End Neighbourhood Plan, Site Options and Assessment Report

6.1 Overview

AECOM was commissioned to undertake an independent site assessment for KENPSG on behalf of KEPC. The work was agreed with KEPC and the Ministry for Housing, Communities and Local Government (MHCLG) in July 2018. The original report was completed in November 2018, last updated in April 2019, with the final version also issued in April 2019.

The purpose of the report was to provide a clear independent assessment of the identified sites to inform which site/s might be appropriate for allocation in the KENP and, in particular whether they comply with the NPPF, National Planning Practice Guidance (PPG) and the strategic policies of SODC’s adopted development plan and Emerging Local Plan (details on

the development plan appear in Chapter 3 of the report).

This will help KEPC to ensure that the neighbourhood planning site selection process is robust and transparent and will meet the Basic Conditions required for the Independent Examination, as well as any potential challenges by developers, site promoters and/or other interested parties.

The site option and assessment exercise conducted by AECOM was originally undertaken in the context of a housing requirement for the neighbourhood plan that had been provided to the Parish Council by SODC, in line with their version of the Emerging Local Plan (2011 – 2033) dated October 2017.

In October 2018 (following the Facilitation Meeting), SODC advised that the neighbourhood plan should look to provide a minimum of 5%-10% of the number of dwellings within Kidmore End Parish as shown by the 2011 Census. At the 2011 Census, Kidmore End Parish had 516 dwellings and therefore the minimum housing requirement for the Parish in the plan period (2011-2033) was 26 dwellings (5%). The information provided in Table 1 and Figure 1 show that 31 dwellings have been granted permission since the beginning of the plan period (2011), exceeding the minimum 5% as per the October 2017 version of the Emerging Local Plan. It should be noted that although the December 2018 version of the Emerging Local Plan no longer sets a minimum requirement of 5% growth for smaller villages, the fact remains that Kidmore End Village has experienced very little growth.

6.2 Key findings

In total, the site assessment analysed twenty-one sites. The location of these sites is depicted in the map provided within AECOM's Site Options and Assessment Report 2019 (Figure 2). Appendix A provides details of the twenty-one sites.

Thirteen sites were identified through the Neighbourhood Plan Call for Sites process (referenced CFS). AECOM and SODC advised that ten sites identified through the South Oxfordshire Housing and Land Availability Assessment (HELAA), March 2017 and/or the South Oxfordshire Strategic Housing and Land Availability Assessment (SHELAA) October 2017, numbered between 69 and 1269 as per their SHELAA designations should also be included. Two sites were duplicated hence leaving twenty-one sites for assessment. Of these twenty-one, nine were discounted in AECOM's initial desktop review due to their lack of conformity with relevant national and local policies on development.

Twelve sites in the Parish were assessed in detail. Eight (69, 71, 80, 1269, CFS1, CFS3, CFS9 and CFS10) were given red ratings (meaning they are not currently suitable for allocation), three (1056, CFS4 and CFS6) were given amber ratings (meaning they may be suitable for allocation subject to the resolution or mitigation of constraints) and one (CFS8) was given a green rating (meaning it is considered broadly suitable for allocation subject to the mitigation or resolution of minor constraints).



Figure 2: 21 sites analysed within AECOM Site Options and Assessment Report 2019

In summary, four sites were given a green or amber rating and were considered, to varying extents, potentially suitable for allocation. Between them they offered a capacity for 207 homes, 195 of which would lie within a single site on the edge of Reading away from the core settlements of the Parish and far exceeding the housing target required in the October 2017 version of the SODC Emerging Local Plan. The remaining twelve homes are at three sites within or adjoining Kidmore End Village.

The assessment of sites is intended to aid the preparation of the Neighbourhood Plan and was developed by AECOM based on the evidence and the data reasonably available at the time of assessment and has the potential to become superseded by more recent information.

7. Issues raised from and during the writing of the AECOM reports – May 2018

In May 2018 the leader of SODC changed and the SODC Emerging Local Plan was revisited. Part of this process included the reassessment by SODC of the Strategic Sites within the October 2017 version of the Emerging Local Plan. Two sites within the Parish of Kidmore End, Palmer’s Riding Stables and Reading Golf Club were put forward for reassessment as Strategic Sites in the plan. This had relevance for the Steering Group as the numbers of

houses that could be built on these sites would be significant. The final decision that these sites would not be included within the Emerging Local Plan was not made until December 2018 when the revised version of the plan was published.

The Emerging Local Plan also changed its policy on housing allocation for smaller villages, changing from 5-10% to zero, which means that the Parish is now able to determine what housing allocation can be included in the Neighbourhood Plan based on information gained from the Household Survey, levels of development in the different villages within the Parish, the position of the village in the wider settlement hierarchy and the capacity of local services.

8. Planning Policy

The Site Options and Assessment Report identifies both existing and emerging national and local policy that needs to be taken into consideration when assessing sites as potentially suitable for allocation. Subsequently additional relevant information has been taken into consideration. All policy and other relevant information follows:

8.1 Policy Context

The Neighbourhood Plan area is covered by the adopted South Oxfordshire Core Strategy (SOCS) 2012, as well as policies retained from 2011 Local Plan (saved policies). It should also have regard to the emerging South Oxfordshire Local Plan (SOLP 2034) which will eventually replace the SODCS 2012 and saved policies from the 2011 Local Plan when adopted.

8.2 South Oxfordshire Core Strategy 2012

Policy CSS1 from the Core Strategy (2012) sets out the overall strategy for development in South Oxfordshire. The parts of the strategy relevant to Kidmore End are:

- *Supporting other villages in the rest of the district by allowing for limited amounts of housing and employment and by the provision and retention of services; and*
- *Outside the towns and villages, and other major development sites, any changes will need to relate to very specific needs such as those of the agricultural industry or enhancement of the environment.*

Policy CSR1 from the Core Strategy (2012) provides guidance on housing in villages. The Neighbourhood Area is made up of two Smaller villages (Kidmore End and Gallowstree Common), two Other villages (Tokers Green and Cane End), and Chalkhouse Green which is not listed and considered as open countryside.

- *All development should respect national designations such as Green Belt and should conserve and enhance the natural beauty of the Areas of Outstanding Natural Beauty. Suitably designed and located development at an appropriate scale that facilitates the economic and social wellbeing of such areas, especially in the Larger Villages in the Areas of Outstanding Natural Beauty will be supported. This includes the provision of adequate housing to meet identified local needs.*

Policy CSR1 identifies that smaller villages, other villages, and other places not listed are not required to have housing allocations but that infill sites – up to 0.2ha* in smaller villages, and up to 0.1ha** in other villages – is supported.

8.3 Saved 2011 policies

The following policies also still apply until the Emerging South Oxfordshire Emerging Local Plan 2011 - 2034 (revised from 2033) is adopted:

- G4- Development in the Countryside and On the Edge of Settlements, which states that *the need to protect the countryside for its own sake is an important consideration when assessing proposals for development;*
- G5- Making the Best Use of Land, which states that *in considering development proposals within the built-up areas of settlements the best use of land and buildings will be sought, in terms of the type and density of development, in order to reduce the need for development of greenfield sites or of sites in non-sustainable locations;*
- C4- The Landscape Setting of Settlements, which states that *development which would damage the attractive landscape setting of the settlements of the district will not be permitted. The effect of any proposal on important local landscape features which contribute to the visual and historic character and appearance of a settlement will be considered;*
- C7- Protection of Designated Sites, which states that *development that is likely to adversely affect a Special Area of Conservation, National Nature Reserve or Site of Special Scientific Interest will not be permitted. On locally designated sites of nature conservation importance, development that would damage biodiversity interest will not be permitted unless the importance of the development outweighs the local value of the site and unless the loss can be mitigated;*

8.4 Emerging Policy Context

The emerging South Oxfordshire Local Plan (SOLP 2034) sets out the vision and strategy for development in the District up to 2034. Within this document, the settlement of Kidmore End is again defined as a Smaller Village in the settlement hierarchy. Smaller Villages are defined as having *‘a low level of services and facilities, where any development should be modest in scale and primarily be to meet local needs.’*

Gallowstree Common and Tokers Green are proposed to be classed as ‘Other villages’. Other villages are stated to lie *‘at the bottom of the settlement hierarchy, being hamlets or very small settlements with very limited or no services’*....it is not generally expected that those settlements classified as ‘other villages’ will be a significant source of housing supply. However, it is possible that some development proposals may come forward over the plan period in these villages, such as single dwellings, infilling and conversions from other uses.



This is a change in classification for Gallowstree Common, in the Core Strategy it is classified as a smaller village. As the Emerging SODC Local Plan references neither Chalkhouse Green nor Cane End, for the purposes of planning policy, these settlements are proposed to be downgraded and considered as part of the countryside.

This is significant for the plan as, within the Emerging Local Plan, Kidmore End village is now the only village classified as a 'Smaller village'. The Emerging Local Plan supports different levels of growth in smaller villages and other villages.

8.5 The Overall Strategy - STRAT1

Policy STRAT1 states that proposals for development in South Oxfordshire will be assessed using national policy and guidance and the whole of the development plan and should be consistent with the overall strategy of:

- *Supporting smaller and other villages by allowing for limited amounts of housing and employment to help secure the provision and retention of services;*
- *Protecting and enhancing the countryside and particularly those areas within the two AONBs by ensuring that outside of the towns and villages any change relates to very specific needs such as those of the agricultural industry or enhancement of the environment; and*
- *Supporting and enhancing our historic environment.*

8.6 Landscape and Countryside - ENV1

This states that:

1. *The highest level of protection will be given to the landscape and scenic beauty of the Chilterns and North Wessex Downs Areas of Outstanding Natural Beauty (AONBS):*
 - *Development in an AONB or affecting the setting of an AONB will only be permitted where it conserves, and where possible, enhances the character and natural beauty of the AONB;*
 - *Development in an AONB will only be permitted where it is appropriate to the economic and environmental wellbeing of the area or promotes understanding or enjoyment of the AONB;*
 - *Major development in an AONB will only be permitted in exceptional circumstances and where it can be demonstrated to be in the public interest;*
2. *South Oxfordshire's landscape, countryside and rural areas will be protected against harmful development. Development will only be permitted where it protects and, where possible enhances, features that contribute to the nature and quality of South Oxfordshire's valued landscapes;*
3. *Development which supports economic growth in rural areas will be supported provided it conserves and enhances the landscape, countryside and rural areas.*

Supporting the policy, Paragraph 8.8 states that the countryside and its relationship with our settlements contributes significantly to the district's character and is highly valued. Development should conserve and where possible, enhance the landscape setting of settlements.



Supporting the policy, Paragraph 8.9 sets out that whilst supporting suitably located and designed development necessary to facilitate the economic and social well-being of local communities, great weight is given to conserving and enhancing the intrinsic character and beauty of our Areas of Outstanding Natural Beauty, which have the highest status of protection. Significant weight is also given to protecting non-designated landscapes, the countryside and green infrastructure assets from harm.

8.7 Housing in the Smaller Villages - Policy H8

Policy H8 in the Emerging Local Plan sets out how the Council will support development within the smaller villages in accordance with Policy H16 and that where a Parish Council wishes to prepare a Neighbourhood Development plan and make a housing allocation to support growth, the Council will support this. The policy requires that the Neighbourhood Development Plan demonstrates that the level of growth they are planning for is commensurate to the scale and character of their village and that on greenfield sites how development can meet the bespoke needs of their village.

- *The Council will support development within the smaller villages in accordance with Policy H16. Where a Parish Council wishes to prepare a Neighbourhood Development Plan and make housing allocations within it to support further growth, the Council will support this.*
- *Those Neighbourhood Development Plans will need to demonstrate that the level of growth they are planning for is commensurate to the scale and character of their village, and this is expected to be around a 5% to 10% increase in dwellings above the number of dwellings in the village in the 2011 census (minus any completions since 1 April 2011).*
- *Neighbourhood Development Plans allocating sites on greenfield sites in these locations should consider how development can meet the bespoke needs of their village, including housing mix, tenure and the amount of affordable housing. This policy contributes towards achieving objectives 1, 2 & 3.*

Supporting the policy, paragraph 5.39 in the Emerging Local Plan 2011-2034 sets out that: *‘Smaller villages, as defined in the settlement hierarchy (Appendix 7), have **no defined requirement** to contribute towards delivering additional housing (beyond windfall and infill development) to meet the overall housing requirement of South Oxfordshire. There is a sufficient supply of housing from strategic allocations and from existing planning permissions, which means that the less sustainable settlements will not be required to offset the housing requirement. **However, some parishes may still wish to proceed with preparing a Neighbourhood Development Plan for example to achieve the protection afforded by allocating housing to fund projects they want to deliver or they would like to identify a specific type of housing bespoke to their village’s needs.** The Council’s strategy therefore allows them to do so, provided that the levels of growth are commensurate to the size of the village.*



Supporting the policy, paragraph 5.40 states that: *‘Proposals in a neighbourhood development plan must be in conformity with the strategic policies in this Plan, and policies in the NPPF. This Local Plan does not set down a requirement for smaller villages in the Green Belt to deliver additional housing and as such, smaller villages would not be expected to propose alterations to the Green Belt through neighbourhood development plans.’*

Supporting the policy, paragraph 5.41 in the Emerging Local Plan then goes on to say: *‘It is not generally expected that those settlements classified as ‘other villages’ will provide a significant source of housing supply. However, it is possible that some development proposals may come forward over the Plan period in these villages, such as single dwellings, infilling and conversions from other uses. Such proposals will be considered against the relevant policies in this Local Plan.’*

Within this context, on the basis that Kidmore End contains both smaller villages and other villages, **the indicative housing requirement is zero**. However, these settlements may be appropriate locations for windfall housing and infill development, commensurate with the position of each settlement in the settlement hierarchy.

In addition, as set out in Policy H8, the Council will support Parish Councils that wish to include allocations to support further growth provided the level of growth proposed is appropriate and justified for the settlement where it is proposed.

8.8 Infill Development and Redevelopment - Policy H16

This states that:

1. *Proposals for housing on sites within the built-up areas of the towns and villages will be permitted provided that:*
 - i) *an important open space of public, environmental, historical or ecological value is not lost, nor an important public view harmed;*
 - ii) *if the proposal constitutes back land development, it would not create problems of privacy and access and would not extend the built limits of the settlement;*
and
 - iii) *it does not conflict with other policies in the Development Plan.*
2. *Infill development is defined as the filling of a small gap in an otherwise continuous built-up frontage or on other sites within settlements where the site is closely surrounded by buildings. The scale of infill should be appropriate to its location and this will be directed, in part, by the settlement hierarchy as shown on the table below.*
3. *Proposals for the redevelopment of existing sites for residential use will be supported in accordance with the table below (Table 2):*

Table 2: Reproduced from the Emerging Local Plan H16 Policy

Settlement type	Infill limit	Redevelopment supported
<i>Towns / larger villages</i>	<i>No limit</i>	<i>No limit</i>
<i>Smaller villages</i>	<i>Sites of up to 0.2ha (equivalent to 5 to 6 homes)</i>	<i>No site area limit. Redevelopment proposals in these categories of settlement are likely to be acceptable but will be considered on a case by case basis through the development management process in line with other policies in the Development Plan.</i>
<i>Other villages</i>	<i>Sites of up to 0.1ha (equivalent to 2 to 3 homes)</i>	

This policy contributes towards achieving objectives 2, 4, 5 & 6

In summary, the requirements set out in the latest Infill Development and Redevelopment policy in the Emerging Local Plan (December 2018) have changed significantly since the earlier version of the Emerging Local Plan where the expectation was for smaller villages to contribute to the housing development numbers by 5 – 10%. The latest policy in the December 2018 version doesn't expect any development but will support infill and windfalls and 5 – 10% planned growth within a neighbourhood plan.

9. Settlement Hierarchy Assessment

9.1 SODC Background Paper 2018

SODC Emerging Local Plan 2011 -2034 supports the importance of keeping rural villages vibrant and healthy but also ensuring that the villages do not lose their individuality and character through overgrowth. Kidmore End village has a primary school, private nursery, church, play area, parish rooms and pub. Gallowstree Common has a pub, although this is not currently open (the parish council has applied for it to be a community asset) and some other facilities in the village have closed. There is a sports pavilion and play area in Gallowstree Common and both are well used by the local community. Cane End is on the A4074 and has a bus route between Reading and Oxford. Tokers Green doesn't have any facilities within the parish although there is a play area on the edge of the village which is used by residents. Chalkhouse Green doesn't have any facilities.

The assessment focusses on 3 main criteria

- Level of services and facilities
- Settlement proximity to places and employment
- Access to public transport

Table 3: SOLP Categorisation

Total Score	Category
0-3	Not featured in hierarchy
4-18	Other village
19-70	Smaller village

Table 4: SODC Settlement scores within Kidmore End Parish

SETTLEMENT	Facilities	Proximity	Public Transport	Total	Total Notes
Kidmore End	20	10	0	30	No change - Smaller Village
Gallowstree Common	10	5	0	15	Smaller Village to Other Village; re-categorised based on overall score being below threshold.
Tokers Green	12	5	0	17	No Change - Other Village
Cane End	0	5	7	12	Settlement not in hierarchy, see below
Chalkhouse Green					Not mentioned, = open countryside

9.1.1 Balance of criteria

In addition to a settlements' score, SODC also looked at the balance between the three main criteria of: access to services and facilities; proximity to places and employment; and access to public transport. A judgement was made as to a settlements' ranking in the hierarchy where it had scored highly against one criterion, but very low against another, placing greater emphasis on the need for a settlement to have some services of its own. For example, Cane End was removed from the 2017 hierarchy for this reason as, although it scored relatively highly as it has access to a good bus service, it is a very small collection of houses with no services or facilities providing for day to day needs. This is particularly important in light of significant changes to rural bus services in recent years.

This categorization supports some limited growth in the village of Kidmore End.

9.2 Settlement Hierarchy Position

There are numerous social, economic and environmental implications of maintaining settlement status as downgrading settlements signifies a loss of facilities, loss of public transport or both. This can lead to the life in the villages becoming less attractive to people moving to the area and for those already living there.



KIDMORE END PARISH COUNCIL OXFORDSHIRE

Currently Kidmore End Village has a thriving pub and school, the church is also well attended. The Parish Council Website has a well subscribed database of people signed up to receive regular emails of local news. The play areas ensure that there are public places for people to meet and gather outside of the school and pub and there are events such as keeping the village tidy that are organised by people in the village. There are many people who work from home and also those who work away from the village. There are no holiday homes in the village. There are also opportunities for employment in the village and parish ranging from school teachers to farm workers and chefs. Kidmore End Primary School and the Kidmore End Parish Council work together throughout the year on initiatives across the parish and are currently working on road safety and traffic calming measures. A limited level of growth in the village of Kidmore End may provide some support to the services and facilities which determine its status as a smaller village. The Household Survey identified local support for smaller dwellings that would be more affordable (this does not mean affordable housing as defined by the NPPF).

10. Kidmore End Parish and the influence of the Chilterns AONB

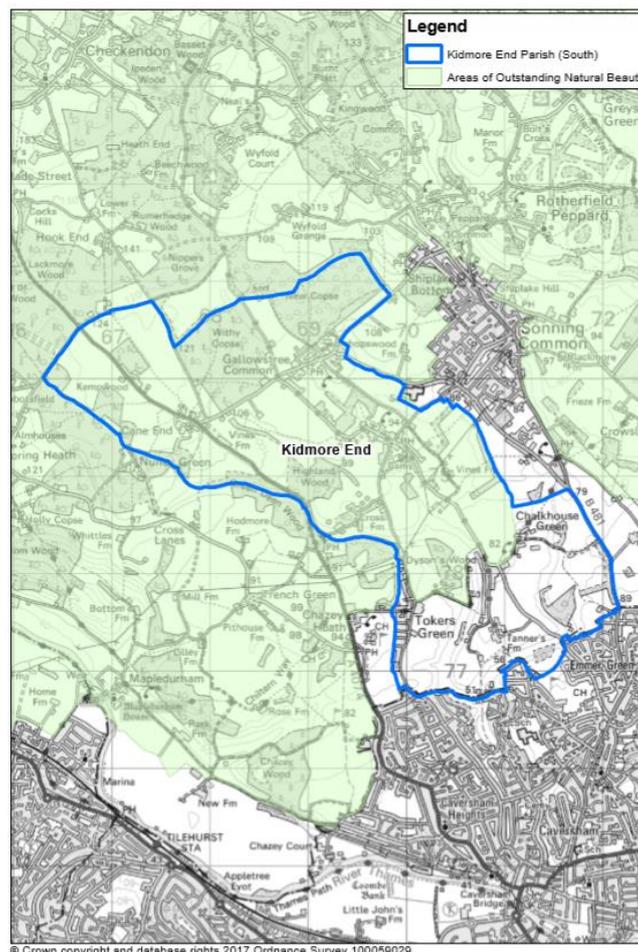


Figure 3: Map of Kidmore End Parish

The majority of Kidmore End Parish as shown in the map in Figure 3 is within the AONB. This includes the villages of Kidmore End, Gallowstree Common and Cane End. The area that is not within the AONB but within the setting of the AONB is also the area of the parish nearest to Reading and the boundary between SODC and Reading. This area includes the villages of Tokers Green and Chalkhouse Green. This area is vulnerable to speculative development as highlighted by the proposed (now refused) Gladman development in the adjacent parish of Eye and Dunsden. Therefore, it was decided that a landscape sensitivity study should be commissioned to determine the value of this landscape.

The conclusions of the study together with relevant information from the NPPF and the Chiltern Conservation Board (CCB) management plan 2018 can be found below.

11. Kidmore End Parish Landscape Sensitivity Study

This was conducted by terra firma consultancy Ltd in September 2018. The Study concludes that the Study Area has a **high landscape sensitivity** which is defined as:

The landscape is of higher sensitivity and of higher value and therefore could not accommodate areas of new development without a significant and adverse impact on the landscape character and visual amenity. Only a very small-scale development may be possible, such as on any small areas of brownfield land, providing it retains the important landscape features and their landscape setting of the area and has regard to the setting and form of existing settlement and the character and the sensitivity of adjacent landscape character areas.

It also concluded that this area forms the landscape and visual setting of the Chilterns AONB, sharing many of the special qualities of the AONB. It is also important in providing local gaps of open countryside between the small settlements of Tokers Green and Chalkhouse Green and the urban area of Reading.

As stated in the NPPF Ch15 –

170: Planning policies and decisions should contribute to and enhance the natural and local environment by:

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;



d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

172: Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest.

Consideration of such applications should include an assessment of:

a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;

b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and

c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated

The 2018 Chiltern conservation board management plan³ highlights:

the many special features of the Chilterns, including the chalk escarpment, the highly wooded area and the vast network of rights of ways and trails, including ancient trails, some of which are in the parish.

There is also discussion on the pressures on the Chilterns from development and the impact this is having on the environment.

With this in mind, the Steering Group understand there needs to be balance between conserving and enhancing the AONB and the need for village and rural life to flourish in the smaller villages.

In conclusion, the parish is a beautiful area set in the Chilterns and it is essential that any growth is sensitive to the environment, both social and natural. In addition to the local community which enjoys this environment, many people from across the world enjoy the peaceful and magnificent area in which we live. The Chilterns Conservation Board estimate that up to 55 million visitors a year visit the Chilterns AONB.

³ <https://www.chilternsaonb.org/conservation-board/management-plan.html>

12. Housing Requirement

As explained earlier, the housing requirement as stated by AECOM in the Site Options and Assessment Report, updated in April 2019, subsequent to the Facilitation Report, was as follows:

- *SODC advised that the neighbourhood plan should look to provide a minimum of 5% of the number of dwellings within Kidmore End Parish as shown by the 2011 Census.*
- *At the 2011 Census, Kidmore End Parish had 516 dwellings, and therefore the minimum housing requirement for the parish in the plan period (2011-2033) was 26 dwellings.*
- *KEPC advises that as of October 2018, 27 dwellings have been completed and a further four committed (i.e. consented but not completed), meaning that 31 dwellings count towards the neighbourhood plan housing requirement and that therefore no new allocations are strictly necessary.*

This housing requirement is also guided by policy H8 in the SODC draft Emerging Local Plan 2034 which states that smaller villages do not need to identify sites for development, meaning that the indicative housing requirement for the Kidmore End neighbourhood area is zero. However, by adopting a positive approach to future development, the NDP would be better positioned to determine where development should occur and thus ensure our villages grow in a plan led manner. The Steering Group are now able to focus on the housing requirement of the Parish informed by the results of the Household Survey, the level of development within the Parish since the beginning of the plan period, settlement hierarchy, the AECOM Site Options and Assessment Report and subsequent relevant information provided by OCC and SODC regarding the sites that have the potential for allocation.

13. Household Survey

A community engagement event took place within the parish in February 2018 to build awareness amongst residents of the neighbourhood planning process and to inform them of the upcoming Household Survey. Feedback was sought at this community engagement event on residents' views and concerns relating to housing development and this initial feedback helped to shape the questions asked in the detailed Household Survey.

The Household Survey was undertaken in May 2018, with survey forms being distributed by a network of volunteers to all households across the parish (approximately 552 households). The survey invited responses from all those living in the household. The response rate was high and considered representative of the community.

- 550 responses were received
- 459 surveys were completed online via SurveyMonkey
- 91 paper surveys collected (data input by volunteers)
- Good representation was achieved across villages and age groups

13.1 Summary of findings from the Household Survey

- Responses demonstrated general consistency across villages and age groups
- Residents who are considering moving house in the next 5 years expressed the greatest need for 3 bedroom homes, with a slightly greater need for bungalows than houses
- Overall, the key themes are consistent with the feedback provided at the initial community engagement event in February 2018.
- 317 comments were provided relating to what people love and cherish about the parish. The key themes were:
 - Rural feel
 - Unspoiled, beautiful countryside
 - Quiet, peaceful, tranquil
 - Safe, small, friendly community
 - Attractive villages
 - Nature and wildlife
 - Quiet lanes for walking, cycling, horse riding
 - No street lights
 - Easy access to Reading and Henley but detached from the towns
- 282 comments were provided relating to what people would like to see covered in the NDP in addition to housing. Topics raised included:
 - Consideration for parish infrastructure such as roads and drainage
 - Road safety, traffic calming, road maintenance
 - Concern for local amenities, including consideration for how the local schools, health centre, dentist, shops, etc can accommodate further development (both in the parish and in the surrounding areas)
 - Protection of the environment
 - Appetite for limited development in keeping with village character
 - Respect for village and parish boundaries
 - Public transport
 - Safe walking routes and pavements
 - Community centre / meeting place / shop

In summary, residents feel strongly about protecting the rural feel of our parish. This was expressed in the comments provided in the survey in both general and specific terms with residents indicating their desire to protect the beautiful countryside surrounding our villages and their concern to ensure village and parish boundaries are protected. The impact of new developments on local roads and also on existing infrastructure and amenities (particularly those in Sonning Common which is outside the KENP area) were also expressed as key concerns.



In terms of housing needs, the survey elicited the following responses:

There is a need in our villages for smaller and less expensive houses?

ANSWER CHOICES	RESPONSES	
Strongly agree	31.98%	166
Agree	28.90%	150
Neither agree nor disagree	18.11%	94
Disagree	13.49%	70
Strongly disagree	7.51%	39
TOTAL		519

What level of growth do you think would be suitable in Kidmore End village between now and 2033?

ANSWER CHOICES	RESPONSES	
0 - 5 dwellings	31.31%	160
6 - 10 dwellings	29.35%	150
11 - 15 dwellings	22.31%	114
16 - 20 dwellings	12.33%	63
20+ dwellings	6.07%	31
Total Respondents: 511		

Is there a need for more houses in other villages?

ANSWER CHOICES	RESPONSES	
Yes	41.98%	212
No	54.85%	277
If yes, how many and where:	34.85%	176
Total Respondents: 505		

What is your preference for the number of dwellings that should be built on each site?

ANSWER CHOICES	RESPONSES	
Sites with 1 - 4 new dwellings	72.23%	359
Sites with 5 - 10 new dwellings	18.91%	94
Sites with more than 11 dwellings	0.80%	4
No strong views	9.26%	46
Total Respondents: 497		

What types of new homes would you like to see built?

ANSWER CHOICES	RESPONSES	
Terraced	26.95%	131
Semi-detached	65.23%	317
Detached	54.12%	263
House	39.30%	191
Bungalow	37.04%	180
Flats	7.82%	38
Total Respondents: 486		

How important are the different aspects of planning and design for new houses built in the Kidmore End Parish?

	VERY IMPORTANT	QUITE IMPORTANT	NOT IMPORTANT	TOTAL
In keeping with village / parish character	81.45% 417	16.60% 85	1.95% 10	512
Good quality of design and materials	83.33% 425	16.27% 83	0.39% 2	510
Low impact on near neighbours	79.41% 405	18.82% 96	1.76% 9	510
Good road safety and access	87.43% 445	11.79% 60	0.79% 4	509
Off-street parking	82.64% 419	15.58% 79	1.78% 9	507

The responses from the survey showed that there is a perceived need for smaller and less expensive houses in the parish. The majority of respondents felt there was scope for housing development within Kidmore End village, and approximately half of respondents thought there was also a need for more houses in the other villages. The strong preference was to limit development to between 1 and 4 dwellings per site. Residents expressed a preference for semi-detached or detached houses or bungalows and the majority of respondents felt that it was very important to consider housing design, build quality, impact on neighbours, road safety, access and off-street parking as part of the planning process.

Feedback via the survey was sought at a time when requirements from SODC were to achieve growth targets of 5 – 10%. However, this requirement of the Parish has now been removed. Over a number of years, many of the bungalows and smaller houses in the villages have been extended resulting in a considerable change in housing stock across the parish. Furthermore, the cost of housing in the area has increased considerably resulting in a significant reduction in home affordability. Year on year housing growth has taken place organically in Gallowstree Common, Cane End and Tokers Green since 2011 whilst one additional dwelling has been built in Kidmore End (see Table 1 and Figure 1).

Taking all of these factors into account, and in line with the outputs of the Household Survey, the KENP Steering Group recommends that a small development within Kidmore End Village of 3-4 dwellings would be most appropriate for allocation in the Neighbourhood Plan.

14. Site Assessment - 2019

14.1 AECOM Detailed Site Assessment – 2019⁴

The following provides extracts from AECOM's detailed sites assessment. All site references are the same as map references.

5.1 Following the desktop assessment, twelve sites were subject to detailed assessment of their suitability for development through the pro-formas that appear in Appendix 1.

5.2 The conclusion of the pro-forma assessment is that four of the twelve sites are, to varying extents, suitable for allocation, and between them offer a capacity for 207 homes (195 of which would lie within a single site on the edge of Reading and the remaining twelve of which are at three sites within or adjoining Kidmore End Village).

5.3 Of the twelve sites, eight (69, 71, 80, 1269, CFS1, CFS3, CFS9 and CFS10) were given red ratings, three (1056, CFS 4 and CFS6) were given amber ratings and one (CFS8) was given a green rating. The findings of the detailed assessments are summarised in Table 2 below.

After the AECOM assessment:

- CFS 6 was sold and the previous owners were unclear of how the new owners might want to proceed. The selling agent was notified of the NDP details to pass onto the new owners but they have not responded. The site had already been assessed and therefore is still shown within the report.
- CFS 4 has been sold and the new owners are currently not interested in the land being used for housing development.
- Further insight on the sites was requested from Highways and SODC regarding environmental, historical and other issues that could affect sites being suitable for development.

14.2 Current site position⁵

Site 1056 which has an amber rating is not suitable as it is not in accordance with the vision and objectives of the neighbourhood plan. The NDP wants to focus development in and around Kidmore End, which the Settlement Assessment Background Paper 2018 classifies as the only smaller village in the neighbourhood plan area. The site, as well as not being in a suitable location, is substantially larger than required and would impact the open countryside which the Household Survey identified as being important to the community. Therefore, this site was rejected for further consideration in the neighbourhood plan. This site was also put forward as a strategic site for inclusion within the emerging SOLP 2034. The site was subsequently rejected by SODC for a number of reasons including that it was not in accordance with the spatial strategy.

⁴ Update provided on page 33

⁵ Update provided on page 33

Sites CFS 4 and 6 are not available.

Site CFS 8 has a green rating and is available for development.

Site CFS 10 has a red rating. It is in Kidmore End Village and as only one other site is available in Kidmore End (CFS8) further input was sought from Highways Oxfordshire County Council and South Oxfordshire District Council.

14.3 Advice from Highways – Oxfordshire County Council⁶

CFS 8 – Provision of five dwellings – Recommendation Holding Objection, further information would be required: Please see the comments below;

- *No details supplied with regards to vehicular access, however, frontage will require improvements so as to provided access arrangement to standards*
- *A speed survey will be required so as to ascertain the appropriate level of visibility splay required Gradient issues*
- *No foot way opportunities within vicinity, not lit, proposal is considered unsustainable in terms of transport*
- *Improvements to existing passing opportunities required, passing opportunity within the vicinity of site to be provided*
- *Turning area will need to be provided and vehicular tracking*

A Holding Objection is where there is no fundamental outright objection and where, if improvements were demonstrated to address the issues raised, this would likely remove the recommendation for a Holding Objection. If the houses fronted the road individually, all the accesses are required to meet visibility splay standards, however if a single point of access were provided this is likely to meet the visibility, in addition widening along the boundary could be created which would be considered a benefit from a Highway Safety aspect.

CFS 10 – Provision of four dwellings – Recommendation for Refusal: Please see the comments below

- *No access details provided – assumed access taken from ‘Cooper Pightle’*
- *Visibility splay at junction of ‘Cooper Pightle’ with ‘Chalkhouse Green Road’ substandard, any increase in vehicle movements is likely to increase the risk to Highway Safety – 2.4m x 17.5m to right hand side, 2.4m x 1.0m to left hand side*
- *Narrow access into site likely resulting in pinch point access – will require forward visibility and widening after this feature*
- *Visibility splays to be provided to adjacent footpath in accordance with standards*
- *Visibility to the adjacent Cemetery is unlikely to meet standards*

⁶ Update provided on pages 33 and 34



- *Turning opportunity for servicing and delivery vehicles will be required to be demonstrated*

14.4 Advice from Tree Officer SODC⁷

CFS 8 – Land at Curtis Farm, Kidmore End Village⁸

- *It doesn't appear that trees would be a constraint to the development of this site. From a desktop assessment this is the most suitable site for inclusion in the NDP from an arboricultural perspective.*

CFS 10 – Land off Coopers Pightle, Kidmore End Village

- *This site is very constrained by the tree-scape, it could only really accommodate a modest development. Potentially 3 or 4 medium sized detached dwellings, or possibly 5 smaller semi-detached at a push. Given the nature of the site it's hard to make a detailed assessment and as such we caution that it might not even be able to accommodate as much.*

14.5 Advice from Countryside Officer and Conservation Officer⁹

CFS 8 – Curtis Farm

- *There are no known constraints on this site which is a rotation grassland on a former arable field. The site does not appear to have any significant ecological constraints that would affect its allocation.*

CFS 10 – Coopers Pightle

- *I visited this site on 10th December with the Forestry officer and had visited I in the past following a call from local residents regarding the ecological interest on the site. The areas to the south, east and west subject to the TOP are either wooded or covered in developing scrub. The woodland on the western side is similar in composition to the adjacent ancient woodland at Long Copse and may be in fact be an extension of this woodland. Areas of grassland are present in the central part of the site in between patches of developing scrub. These areas of grassland had a high species diversity and are likely to qualify as a priority habitat under s.41 of the Natural Environment and Rural Communities Act. Planning policies, specifically Policy CSB1 of the South Oxfordshire Core Strategy provide protection for areas of priority habitat and we would not support a housing allocation on the land supporting the priority habitat grasslands.*
- *In addition to the habitats, the area provides suitable conditions for the Common Dormouse which is a species protected under both British and European Legislation. Loss of the scrub habitats used by this species are*

⁷ Update provided on page 34 and 35

⁸ Site name updated on page 34

⁹ Update provided on page 35

unlikely to be acceptable if it compromises the species ability to survive on the site.

14.6 South Oxfordshire Housing and Economic Land Availability Assessment (SHELAA) - Jan 2019

This site assessment does not include any new sites from the previous SHELAA. The report does discuss land density assumptions, to assess whether sites are capable of delivering 5 or more homes. The density assumptions are based on the Emerging Local Plan 2034 figures set out in Policy START 5. For smaller villages Policy STRAT5 identifies a minimum net density of 40 dwellings per hectare, (dwellings per hectare) for smaller villages 40, although as the village is within the AONB this would need further assessment.

15. Site Selection

15.1 Local/Site Specific Considerations

As outlined in 13.1 Summary of findings from the Household Survey, the Steering Group are looking at delivering one small development of 3-4 dwellings. These houses/bungalows would fit into the surrounding area and house type. They should be smaller and more affordable than some of the houses that have been extended in the village, to reflect the needs expressed by parish residents. The development of housing in the Parish since 2011 has been significantly lower in the village of Kidmore End compared to the other villages, including villages in the AONB, indicating that housing in Kidmore End village could be desirable.

CFS 8 was identified within the AECOM report as a “green site”. Following the AECOM report further site-specific information regarding the sites was requested from highways and specialist officers from the district council, and the feedback from them has been positive relating to CFS 8. To date, no issues have been raised that would affect the allocation of a small residential development on CFS 8 in the Kidmore End Neighbourhood Plan.

The Steering Group recognises that there may be local anxiety about a site that is on the edge of a larger field within the AONB and also near to the edge of the village. However, the site under consideration is limited in its scope due to its size and location within the AONB and the objective is for only 3-4 houses to be delivered during the plan period. The allocation of any site within the NDP will include a set of criteria which the development will be expected to respect.

If the site becomes unavailable the Steering Group will need to reassess and decide whether a site in another location would be suitable for allocation or not.

The AECOM Site Options and Assessment Report and the conclusions from this paper will be used to inform the housing allocation policy in the plan.



15.2 Conclusions

The allocation of a small site for 3-4 dwellings at Kidmore End village would help strengthen the NDP and demonstrate a positive approach to sustainable development in the NDP area as required by national and local policy. It would make a small contribution to the continued sustainability of the village and deliver a small contribution by the Parish's Neighbourhood Plan Area to SODC's overall housing needs. In doing so it would help towards achieving a plan led approach to development as required by national policy and provide better protection from speculative unplanned development in the neighbourhood plan area.

The only site within the NDP area of Kidmore End which, following the above assessment process, is suitable, available and deliverable for allocation in the neighbourhood plan is CFS 8. This site would be able to accommodate a small development of 3-4 dwellings. The allocation is in line with SODC development plan policies, the outputs of the Household Survey and also the AECOM evidence and further assessments that have been undertaken during the call for sites process.



Appendix A: List of Sites

<u>Site Reference</u>	<u>Site Location</u>
<i>From Call for Sites</i>	
CFS1	Land West of Chambers Copse, Kidmore End Road
CFS2/834	Land North of Gravel Hill, Emmer Green
CFS3	Land at Oldfield House, Gallowstree Common
CFS4	Land at Old Farmyard, Kidmore End
CFS5	Land at Kidmore End Road, Emmer Green
CFS6	Land at Trees, Wood Land, Kidmore End
CFS7	Land North of Bardolph's Wood, Tokers Green Lane
CFS8	Land at Curtis Farm, Kidmore End ¹⁰
CFS9	Land South of Horsepond Road, Gallowstree Common
CFS10	Land off Coopers Pightle, Kidmore End
CFS11	Land between Tanners Lane and Kidmore End Road
CFS12	Land North of Tanners Farm
CFS13/71	Land at Reading Golf Club
<i>From SHELAA</i>	
69	Land at Dysons Wood, Dysons Wood, Tokers Green
71	Land at Reading Golf Club
80	Land North of Horsepond Road, Gallowstree Common
181	Cemetery, Kidmore End
834	Land North of Gravel Hill, Emmer Green
894	Land East of Kidmore End Road, Emmer Green
970	Land South of A4074, Cane End
1017	Land East of Mapledurham Golf Course, Chazey Heath
1056	Palmers Riding Stable, Emmer Green
1269	Land East of Tokers Green Lane

¹⁰ Site name updated on page 35

Housing Requirement and Allocation Paper Update, January 2020

This Paper has been updated in response to the comments received during the consultation with Landowners on the process on the three reports: - AECOM Site Options and Assessment Report dated November 2018 (with minor amendments April 2019); AECOM Facilitation Report dated December 2018 and the Housing Requirement and Allocation Paper dated July 2019, published on the KEPC website. The consultation period started on 23rd August 2019 for a period of six weeks.

Landowners were advised by e-mail or letter that the three reports were available on the Kidmore End Parish Council website on 23rd August 2019. They were asked to advise whether for any reason this information was no longer relevant and the reason why. The landowners were also invited to comment on the Call for Sites process by providing any comments to the NDP e-mail by 5pm on Friday 4th October.

Following the consultation three landowners responded. The continuing availability of CFS8 was confirmed by the landowner, the availability of CFS4 has changed from not available to available and some technical information relating to CFS10 has been updated. Minor modifications and additions have been made to this Paper to ensure these changes have been considered appropriately and this chapter seeks to address these and the technical update relating to CFS10.

Update to point 14.1 (Page 27)

CFS4 – further to the consultation with the landowners on the Call for Sites process – Site has changed from being unavailable to now being available

Update to point 14.2 (Page 27)

Site CFS4 has an amber rating and is available for development

Site CFS6 is not available

Site CFS8 has a green rating and is still available for development

Site CFS10 has an amber rating and is available for development

Update to point 14.3 (Page 28) – Advice from Highways, Oxfordshire County Council

CFS 4 - Provision of four dwellings – Recommendation for Refusal: Please see the comments below;

- *No access details have been supplied, assumed existing field gate access, however, visibility splays substandard 2.4m x 5m to right hand side and 2.4m x 3m to left hand side*
- *Access will be required to be widened so as to allow for two vehicles to pass*
- *Existing carriageway narrow and does not allow for two vehicles to pass*
- *No passing opportunity in the vicinity*
- *Gradient issues*



CFS 8 – Provision of five dwellings – Recommendation Holding Objection, further information would be required: Please see the comments below;

- *No details supplied with regards to vehicular access, however, frontage will require improvements so as to provided access arrangement to standards*
- *A speed survey will be required so as to ascertain the appropriate level of visibility splay required*
- *Gradient issues*
- *No footway opportunities within vicinity, not lit, proposal is considered unsustainable in terms of transport*
- *Improvements to existing passing opportunities required, passing opportunity within the vicinity of site to be provided*
- *Turning area will need to be provided and vehicular tracking demonstrating a servicing and emergency vehicle can turn within the site and egress in a forward gear*
- *Access geometry to standards, tracking for vehicles accessing and egressing the proposal will need to be demonstrated for consideration – likely to require a 4.8m wide access*
- *Drainage issues within vicinity of site – carriageway flooded.*

CFS10 – Additional comments provided by OCC

- *Firstly, in terms of access from the proposal onto ‘Coopers Pightle’, this is not adopted Highway and access rights will need to be granted from the land owner/s.*
- *Secondly, the site access does not provide visibility splays in accordance with standards, any increase in vehicle movements, which the proposal can only increase, will impact upon Highway Safety due to the grossly substandard access arrangements.*

Update to Point 14.4 (Page 29) - Advice from Tree Officer SODC

CFS4 – Land at Old Farmyard – Kidmore End

- *This site potentially has a small number of trees constraining the site, mainly around the perimeters, leaving some land for development, however from a desktop assessment the exact tree constraints on site are unknown.*

CFS8 – Land to the north side of Mill Lane, Kidmore End village (previously known as Land at Curtis Farm)

Advice remains the same



CFS10 – Land off Coopers Pightle, Kidmore End Village

The blanket Tree Preservation Order – reference TPO 18S10 was amended on 12th December 2018 to an order on two specific trees T4 and T9 and a designated Woodland order around the South, East and West of the site. The North side of the site is bordered by 7 TPOs on adjoining land.

Comment from the Principle Officer Arboriculture –

- *I think the only thing I would add is that while the TPO covers the group within CFS10, it also covers specific trees along the boundary of CFS10 and 181*, which is likely to be a significant constraint to accessing either site, should they both be developed.*

*Note from Steering Group: Site 180 is the cemetery and not available for development

Update to point 14.5 (Page 29) Advice from Countryside Officer and Conservation Officer

CFS4 – Land at Old Farmyard – Kidmore End

- *There are no known ecological constraints on this site. There is a small possibility that Great Crested Newts use the pond at Pond House and, if so may be present in terrestrial habitats on the site. However, having looked at the pond it appears to be well used by ducks and the presence of GCN is less likely. In any event, if the site were allocated mitigation could easily be incorporated into the proposals to avoid impacts on GCN.*

CFS4 – *The Conservation and Design Officer is concerned about how dwellings would interact with the building so closely to it when it occupies quite a commanding position over the pond and the junction. It would be tricky to get 4-5 houses on there without quite a shift in the setting of the site – where would the access go, what would the rural outlook from the house become, is the area part of a historically larger land associated with the house.*

Update to Appendix A: List of Sites (Page 32)

Site Reference Site Location

From Call for Sites

CFS8 Land to the north of Mill Lane, Kidmore End

Update to the Site Assessment Table in the Kidmore End Neighbourhood Plan Site Options and Assessment Report, November 2018 (with minor updates April 2019), Page 39

In response to the technical changes pertaining to CFS10 i.e. the amendment to TPO 18S10 on the 12th December 2018, the Kidmore End NDP Steering Group has revisited the assessment of CFS10 to re-assess the site considering the changed information. The original



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table has been updated with revised site assessment wording and a revised rating (please see next page). The original footnotes to the table have been removed but remain valid.



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SHELAA Site Reference	KEPC Site Ref	Site Address	Site area (ha)	Origin	Proposed Use	SHELAA findings	AECOM site assessment findings (see Appendix 1 for full details)	Indicative dwelling capacity	Red/Amber/Green rating
n/a	CFS10	Land off Coopers Pightle, Kidmore End	0.49	NP Call for Sites	Housing	n/a	<ul style="list-style-type: none">The site is well-located for (limited) services and facilities at Kidmore End.The site comprises woodland and there was a blanket TPO on the site TPO 18S10 this was amended on the 12th December 2018 to an order on two specific trees T4 and T9 and a designated Woodland order around the South, East and West of the site. The North side of the site is bordered by 7 TPOs on adjoining land.There are other significant constraints associated with the site's character as woodland, including significant loss of visual amenity if developed, landscape contribution it makes to the AONB, and the ecological impact of development, including the potential for protected species to be affected.	n/a	

Housing Requirement and Allocation Paper Update, March 2021

This Paper has been updated in response to the comments received during the Regulation 14 Consultation. The Regulation 14 consultation period ran from 7th November 2020 to 16th January 2021. It was due to end on 19th December 2020 but was extended for two reasons: a) one of the appendices was updated during this period and b) due to the Covid-19 pandemic, in-person events could not happen, and it was felt that the community needed to be given more time to read all the available information and respond.

As part of the Regulation 14 Consultation, the landowner for site CFS10 provided some technical information relating to CFS10. This updated section includes minor modifications and additions following a review of the information provided.

This section also provides updated indicative housing numbers for Kidmore End parish.

Access

Nothing has changed since the original AECOM assessment in the AECOM Site Options and Assessment Report dated November 2018 – now with minor amendments April 2019 (see KENDP Appendix B1). CFS10 was assessed as being accessible and connected to the village. Access was not a negative and therefore any change would not change the site rating to green, so the evidence submitted by the landowner does not change the assessment.

The information provided by OCC Highways and covered in the Housing Requirement and Allocation Paper was taken as advice given at the time and this was an objection – it is acknowledged that the landowner has demonstrated how some issues could be overcome and that OCC Highway's position may change however the site did not fail on its original assessment based on access.

CFS8 and CFS10 had the same outcome relating to access from the original AECOM Site Options and Assessment Report dated November 2018 – now with minor amendments April 2019.

Site Size

Originally CFS10 was put forward as 1.54ha and this was reduced to 0.49ha in the AECOM Site Options and Assessment Report dated November 2018 – now with minor amendments April 2019. Both CFS10 and CFS8 were assessed by AECOM on this basis. Footnote 14 of the AECOM report explains the rationale.

It should be noted that under Landscape in the report, it is stated that if CFS8 remains at a maximum scale of 0.2 hectares in line with settlement hierarchy policy (at the time) significant landscape impacts can be limited. The current allocation of 3 to 4 houses on CFS8 is unlikely to exceed 0.2 hectares. The reduction in the site size of CFS10 does not automatically change the considerations relating to the character and sensitivity of the landscape.

Ecology

The original AECOM Site Options and Assessment Report dated November 2018 – now with minor amendments April 2019 identified the site as woodland character. It is acknowledged that there is a change in circumstances, from The PEA Preliminary Ecological Appraisal report, provided by the site owners in the Regulation 14 Consultation. This states that there is no protected species impact on the site now put forward.

The ecology report does change the original assessment by AECOM with regards to species. This is acknowledged and an amendment has been duly made to the Site Assessment Table – update is shown on Page 41.

Landscape

A supplementary report, The Kidmore End Facilitation Report, September 2020, (see KENDP Appendix B5) was produced by AECOM to provide advice to the Steering Group relating to new information provided by the landowner of one of the sites considered in the original Site Assessment– site reference CFS10.

This report set out a brief review of the previous assessment, considered the new information provided and provided advice to the Steering Group in terms of the implications of the new information on the suitability of site CFS10 as a Neighbourhood Plan allocation in light of the new information.

The report states that the loss of visual amenity as a result of development and the landscape contribution the site makes to the AONB mean the site is not considered to be free of constraints and therefore would not warrant a ‘green’ rating in the assessment.

The conclusion of the review was that the new information that has been made available since the 2018 and 2019 AECOM report would change the rating of the site from ‘red’ (not suitable for development) to ‘amber’ (potentially suitable for development if the identified constraints could be resolved or mitigated). This is the same conclusion that has been reached and documented by the Steering Group in the Housing Requirement and Allocation Paper (2019, 2020).

The AECOM assessment concludes that CFS8 is agricultural land and CFS10 is of woodland character.

The site offered by the landowner for consideration within the NDP at Regulation 14 doesn’t have any trees with TPOs however the site is surrounded on three sides of the site by trees and there is a TPO on 2 trees on the landowner’s larger site, and 7 TPO’s on the abutting land of the cemetery.

As demonstrated by an aerial map of Kidmore End village (Figure 4), CFS10 is on the edge of the village going to open countryside and is part of a green swathe of land made up of the churchyard, school playing field, the cemetery, the play area, CFS10 and the surrounding woodland and then open fields. This site is surrounded on three sides by woodland and forms an important link between the green space within the village and the open



countryside beyond. Its important contribution to village character would therefore render it of higher sensitivity if developed than a small piece of agricultural land ie. CFS8.

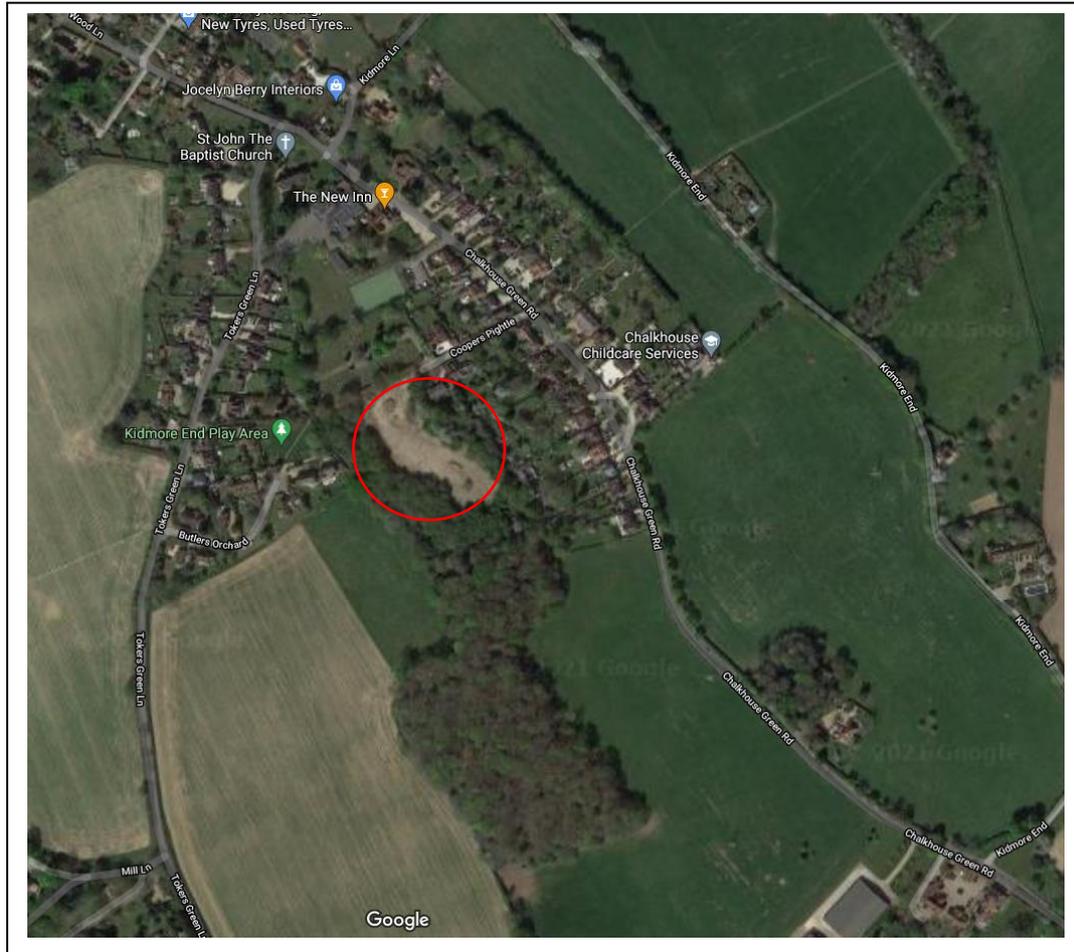


Figure 4: Satellite Map of Kidmore End village showing CFS10 (Source: Google mops)

In conclusion the correspondence from the owners of CFS10 (during Regulation 14) has been considered by the NDP Steering Group and the information updated and the findings of the original report from the AECOM assessment remains the same; that CFS8 is the only green site.

In response to the technical changes pertaining to CFS10 raised by the Landowner during the Regulation 14 Consultation the Kidmore End NDP Steering Group have amended the Site Assessment Table from the Kidmore End Site Options and Assessment Report, November 2018 (with minor updates April 2019) previously updated on Page 39 of this report and now further updated on Page 41 in response to the information provided in the Regulation 14 consultation.



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SHELAA Site Reference	KEPC Site Ref	Site Address	Site area (ha)	Origin	Proposed Use	SHELAA findings	AECOM site assessment findings (see Appendix 1 for full details)	Indicative dwelling capacity	Red/Amber/Green rating
n/a	CFS10	Land off Coopers Pightle, Kidmore End	0.49	NP Call for Sites	Housing	n/a	<ul style="list-style-type: none"> The site is well-located for (limited) services and facilities at Kidmore End. The site is woodland character and there was a blanket TPO on the site TPO 18S10 this was amended on the 12th December 2018 to an order on two specific trees T4 and T9 and a designated Woodland order around the South, East and West of the site. The North side of the site is bordered by 7 TPOs on adjoining land. There are other significant constraints associated with the site's character as it is within a woodland setting, the landscape makes an important contribution to the AONB and it would result in a significant loss of visual amenity if developed. 	n/a	

Housing Numbers

Updated housing numbers are provided in Table 2. Indicative housing numbers for Gallowstree Common and Kidmore End were incorrectly represented in the Regulation 14 draft of the KENDP. These have been corrected in the Regulation 15 submission draft. The total for the parish in 2020 has not changed since Regulation 14.

Housing numbers are indicative due to the lack of clarity over which village some houses in open countryside belong to. Growth numbers are based on the 2011 Census data and additional houses that have either been built or where planning approval has been granted.

The indicative housing data includes the larger developments at Gallowstree Common, Tokers Green and Cane End in addition to infill. Numbers reflect the year that planning approval was granted.

Table 2: Growth in Kidmore End Parish 2011 - 2020

Village	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Additions by village since 2011	Indicative Households by Village 2020	Additions as % of 2011 Census
Cane End	0	1	0	0	0	3	0	7	0	0	11	37	42.3%
Chalkhouse Green	0	0	0	0	0	0	0	0	0	0	0	69	0.0%
Gallowstree Common	0	0	6	0	3	1	1	2	1	0	14	159	9.7%
Kidmore End	0	0	0	0	0	0	0	1	0	0	1	138	0.7%
Tokers Green	0	0	0	0	5	0	1	0	2	0	8	136	6.3%
KE Parish Annual Total	0	1	6	0	8	4	2	10	3	0	34	539	6.7%
KE Parish Cumulative Total	0	1	7	7	15	19	21	31	34	34	Planning approved but development not complete		