

Kidmore End Neighbourhood Development Plan

Examiner's Second Clarification Note

Context

I am grateful for the very helpful response to the first clarification note.

Nevertheless, there are some residual issues where it would be helpful to receive some additional comments as follows:

Questions and comments for the Parish Council

Policy LCLG

I am grateful for the earlier clarification on the 'scale/openness' issues. In addition, I understand the development pressures as raised in the initial response.

However, given that the South Oxfordshire Local Plan has now been adopted are the pressures which were around at the time that that Plan was being prepared still relevant?

Policy HDA

I am grateful for the clarification provided in the response to the first note. In particular, I understand the desire in principle to continue with an allocation after the strategic targets for smaller villages were removed.

Site Assessments

The AECOM Site Assessment work comments in detail about the proposed site. In particular it comments that it is located within in AONB and has 'medium sensitivity' in landscape terms. Based on the findings of the AECOM assessment work:

- how did the Parish Council balance the acknowledged sensitivity of the site with the proposed limitations on its size?
- how did the Parish Council assess the implications of bringing forward a site in the AONB on the one hand, with its aim to provide improved protection against the adverse impact of speculative development if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites (paragraph 7.5 of the Plan) on the other hand?
- please can the Parish Council comment about the relationship between the second bullet point of the Key evidence on site CFS8 about the boundaries on the west and south of the site and Footnote 14 of the wider Assessment?

Future controls on the sizes of the proposed new houses

I have considered the earlier responses very carefully. However, I am still unclear about the extent to which the Plan intends to safeguard its wider approach by restricting the size of the houses in the first instance and their potential for future expansion thereafter.

Whilst I understand the Parish Council's suggestion that I should provide or suggest policy wording to achieve its wider ambitions, my role is to examine the Plan rather than to elaborate its contents other than where it is required to meet the basic conditions.

In these circumstances, I invite the Parish Council to provide some further clarification on the following matters:

- the extent to which the proposed southern and western boundaries of the site could be designed and implemented in a way which would bring about the type of landscape mitigation anticipated by the AECOM study?
- the extent to which the layout of the site could incorporate and/or safeguard the permissive footpath (as anticipated by the AECOM study)?
- the extent to which controls on future extensions of the proposed houses would be practicable?
- if such controls were considered to be practicable, whether they would be by way of land use planning mechanisms (planning conditions/S106 agreements) or by way of private covenants/restrictions?
- in the wider planning balance to what extent has the Parish Council taken account of the relationship between the delivery of specific houses to meet local housing needs with the broader spatial strategy in the adopted Local Plan for the delivery of new houses in the District?

Broader Planning Policies

To what extent does the Parish Council consider that the policy is in general conformity with Policies ENV1 (1), H1 and H8 of the adopted Local Plan?

Request for the District Council

Please can the District Council invite the Chilterns AONB Unit to comment on the proposed housing allocation in the Plan.

Protocol for responses

I would be grateful for responses and the information requested by 21 February 2022. Please let me know if this timetable may be challenging to achieve for any of the organisations affected. In the round, it is intended to maintain the momentum of the examination.

In the event that certain responses are available before others, I would be happy to receive the information on a piecemeal basis. Irrespective of how the information is assembled, please could it come to me directly from the District Council. In addition, please can all responses make direct reference to the policy or the matter concerned.

Andrew Ashcroft

Independent Examiner

Kidmore End Neighbourhood Development Plan.

28 January 2022