



KIDMORE END PARISH COUNCIL

OXFORDSHIRE

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



Neighbourhood Development Plan 2011–2035

Referendum Version, July 2022

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Foreword

This Neighbourhood Development Plan (NDP) has been prepared on behalf of residents living in Kidmore End Parish. The Kidmore End Neighbourhood Development Plan (KENDP) is an opportunity for each of us, living or working in the parish's five villages, to determine and shape how the parish will change over the next few years.

The KENDP has taken over four years to create and during this time significant input has been provided by the community, including clear and consistent articulation of what the community cherishes most about the parish. We have sought to include and prioritise this feedback within the KENDP.

The KENDP enables local people to help shape development in the parish and meet local needs. It carries legal weight through local policies which are used to help determine planning applications.

South Oxfordshire District Council (SODC), like all councils, has been given a directive by central government to build more homes. The KENDP will help to support that objective whilst ensuring that:

- Policies are shaped by input from the community
- Development is located in the most sustainable and appropriate locations for the future

We are grateful that many parishioners have provided their thoughts, ideas and concerns relating to local planning matters, through the community engagement events carried out as part of this process. We received a significant amount of feedback from residents, landowners and stakeholders as part of the formal Regulation 14 Pre-Submission Consultation. We have given all feedback serious consideration and used it to inform changes to the KENDP.

We live at a time of rapid change and no plan can predict everything that might happen in the future. However, the approach taken to develop this plan is information-led, with consideration given as far as possible to future as well as current needs. The plan is underpinned by robust evidence and community views collected over a series of events. The core of the KENDP; our vision, objectives and policies, have derived from community input. Whilst we cannot hope to satisfy everybody or account for every future eventuality, our aim is to have created a positive plan which captures the vision of the community and maintains the rural character of the parish.

Thanks

The Steering Group would like to thank:

- South Oxfordshire District Council (SODC) for guidance and support on all matters related to neighbourhood planning
- Kidmore End Parish Council for their support and encouragement
- Kidmore End Parish residents for their contribution to questionnaires and surveys
- Locality and the Ministry for Housing, Communities and Local Government (MHCLG) for technical and financial support
- AECOM for their technical advice
- The terra firma Consultancy Ltd for the Landscape Sensitivity Study and Kidmore End Local Valued Landscape Assessment

- Bluestone Planning for their support in writing Appendix D and the Basic Conditions Statement.
- Design for Print for designing the KENDP document and supporting materials
- Kidmore End Primary School staff and children for support and participation
- The Playing Fields Committee for support with venues
- Everyone else who has supported the making of the KENDP

This document has been developed and produced by a community group of volunteers with wide ranging skills and backgrounds on behalf of the Kidmore End Parish Council and community. The following individuals are past and present members of the Steering Group who have given up their time to gather supporting evidence, liaise with consultants and advisors, and write the plan.

Members

Sue Biggs (Chair); Lyn Stewart-Ashley (Vice-Chair); Anna Vorster (Secretary); Caroline Aldridge; Mike Bishop; Rex Butters; Anna Cronin-Scott; Bettina Kirkham; Iain Pearson; Sonia Rayner; Judith Wright.

Previous members

Philippa Barber; Ashley Ford; Alastair McAslan; Jane O'Sullivan; Maddy Sharman; Jane Townend, Peter Ward, Jane Williams.

Sue Biggs

Chair – Kidmore End Neighbourhood Development Plan Steering Group

Section 1: Introduction and Overview

1.1 The Kidmore End Neighbourhood

Development Plan (KENDP) is a community led planning document. It is part of the Government's newest approach to planning which aims to give local people more say about what goes on in their area. This is set out in the Localism Act that came into force in April 2012.

1.2 The Kidmore End NDP (KENDP) provides the local community with a powerful tool to guide the long-term future of the parish of Kidmore End, its villages and surrounding countryside, for the period 2011 to 2035. The plan contains a vision for the future of the parish and sets out clear planning policies to realise this vision.

1.3 The creation of the KENDP was started by the Parish Council in 2017. The purpose of the neighbourhood plan is to protect the parish from inappropriate and speculative development and preserve the rural character of the villages and parish by taking positive action to shape future growth plans.

1.4 To develop the KENDP, Kidmore End Parish Council set up a neighbourhood development plan Steering Group consisting of two Parish Councillors and a number of local volunteers. In 2019 the new Chair of the Parish Council joined the group as an observer.

1.5 The Steering Group has conducted a number of community engagement events to ask for input to the plan. Full details can be found in Section 5 and **Appendix E**.

1.6 The development of the KENDP has not been straightforward. South Oxfordshire's Local Plan has been under review for the majority of the time we have been preparing our neighbourhood development plan. As a result, the Steering Group have

had to adapt to changes in direction within this Emerging Local Plan, most notably to changes to housing targets. The Local Plan 2035 was finally adopted on 10th December 2020.

1.7 In September 2017, the South Oxfordshire Emerging Local Plan stated that 5%–10% extra housing was expected within 'Smaller Villages' by 2035. At this time, the Emerging Local Plan included Kidmore End as the only designated 'smaller village' in the parish, with Gallowtree Common recategorised to 'other' within the settlement hierarchy. Accordingly, SODC advised that the primary location for development was Kidmore End village, with 5–10% growth in the village based on approximate housing numbers in 2017 amounting to 6–13 dwellings.

1.8 In November 2018, the requirement was clarified by SODC as being 5–10% growth (based on the 2011 census) across the NDP designated area, not just in Kidmore End village. This meant a requirement of 26 to 52 additional dwellings. Further advice stated that all dwellings that had been either completed or with approved planning applications in the parish between 2011 and 2035 would count towards the growth target. At that time, 31 additional dwellings had been built or had planning approved across the parish since 2011 meaning that the minimum growth target had already been met.

1.9 When the South Oxfordshire Emerging Local Plan was updated in January 2019, the requirement for smaller villages to deliver 5–10% growth was removed. The removal of this requirement means that the parish is now able to decide what level of growth would be appropriate to include

in the KENDP, based on levels of growth across the different villages in the parish, the information received through the household survey and the capacity of local infrastructure.

1.10 The moving targets are illustrative of the challenges the Steering Group have faced in developing the KENDP. Independent experts contracted to provide advice and guidance on the creation of the KENDP have testified to the complexity of the task due to:

- There being five separate villages
- The Parish of Kidmore End in South Oxfordshire sits on the boundary with Reading, Berkshire
- The parish sits mostly within the Area of Outstanding Natural Beauty (AONB)
- There have been ongoing changes to the South Oxfordshire Emerging Local Plan, including proposed strategic sites within the Kidmore End Parish which, following assessment, have since been removed
- The Oxfordshire Growth Deal
- Plans by developers in adjacent parishes
- Continued risk of speculative development/unplanned growth

1.11 The KENDP has been drafted to meet the Basic Conditions and other legal requirements. These are:

- It must have regard to national policies and advice contained in guidance issued by the Secretary of State
- The making of a Neighbourhood Plan contributes to the achievement of sustainable development
- The making of the Neighbourhood Plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)
- The making of the Neighbourhood Plan does not breach, and is otherwise compatible with, EU obligations.
- Prescribed conditions are met in relation to the plan and prescribed matters have been complied with in conjunction with

the proposals for the neighbourhood plan.

1.12 The plan should be read in conjunction with the National Planning Policy Framework (NPPF) and the neighbourhood plan Evidence Documents (as outlined in the Index of Evidence). The KENDP is in conformity with the newly adopted South Oxfordshire Local Plan 2035.

1.13 Most of the neighbourhood plan policies are general and apply throughout the plan designated area, with the exception of the Housing Development Policy (HDA) which applies to the one proposed allocated site. In considering proposals for development, the Parish and District Council will apply all relevant policies of the plan. It is therefore assumed that the plan will be read as a whole and cross-referencing between Plan policies has been avoided.

1.14 The KENDP is designed to support local and national plans and frameworks.

Planning Policy Context

1.15 **The National Planning Policy Framework** (NPPF): Sets out the government's planning policies and how they should be applied.

1.16 **Oxfordshire Plan 2050** (OP2050): Government funding has been provided to support the delivery of 100,000 new homes (the Oxfordshire Growth Deal). The OP2050 is being developed to set out how to deliver that by 2050.

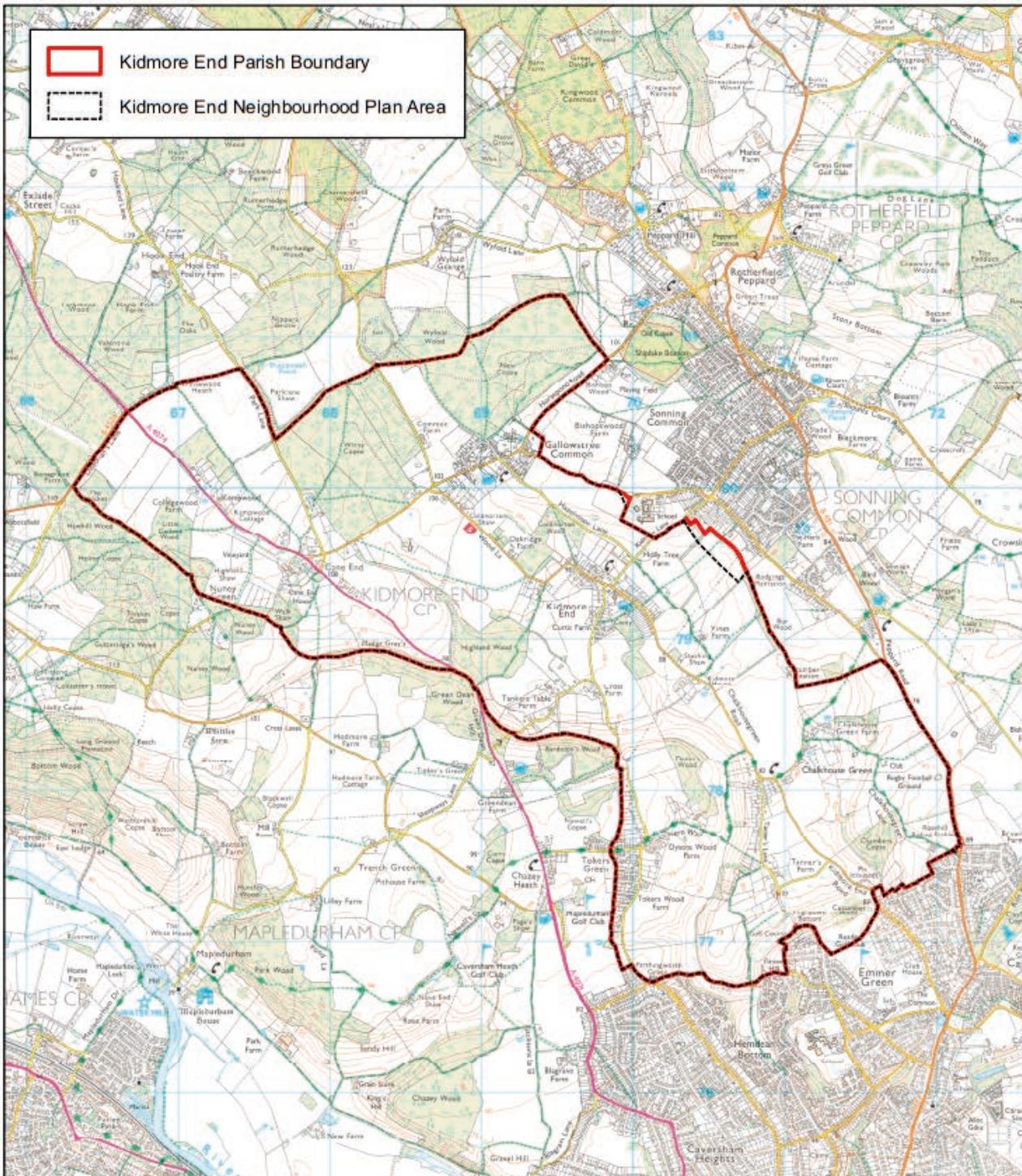
1.17 **Local Plans:** Created by each district within Oxfordshire to provide a vision and objectives for housing development as well as economic, social and environmental priorities within South Oxfordshire.

1.18 **Neighbourhood Development Plans:** Enable local communities to influence the nature of housing development in their area by reflecting local needs as well as supporting the achievement of the broader county vision.

1.19 Once in place, the KENDP carries legal weight.

Designated Area

- 1.20** The NDP covers nearly all of Kidmore End Parish. Map 1 (page 8) shows the parish designated Neighbourhood Plan Area.
- 1.21** A small area to the east of the parish is not included in the Kidmore End Parish designated Plan Area as this land is in the Sonning Common NDP.



■ *Map 1: Parish Boundary and designated NDP area*

Section 2: Evidence Gathered and Reports

2.1 The Steering Group have worked with independent consultants to carry out relevant and detailed research. The following reports have been produced, in date order:

- 1. Household Survey – May 2018:** conducted by the Steering Group to gather feedback from the community on current and future housing needs (see [Appendix E1](#)).
- 2. Landscape Sensitivity Study – September 2018, updated August 2020:** a report by independent consultancy terra firma detailing the relative value of the land in the parish outside the designated AONB (see [Appendix C1](#)).
- 3. Site Options and Assessment Report – November 2018, updated April 2019:** written by independent consultancy AECOM to provide details of the call for sites process and how the potential sites have been assessed (see [Appendix B1](#)).
- 4. Facilitation Report – December 2018:** written by AECOM in conjunction with the Site Options and Assessment Report to provide greater clarity on how aspects of SODC's emerging local plan should be interpreted and applied to our neighbourhood plan (see [Appendix B2](#)).
- 5. Housing Requirement and Allocation Paper – July 2019, updated January 2020, further updated March 2021:** written by the Steering Group with input from SODC. This paper summarises the body of evidence gathered through different assessments and reports, with particular focus on the call for sites process and the rationale for including an allocated site within the KENDP. The paper has been used to aid the preparation of our neighbourhood plan and to support the writing

of corresponding neighbourhood plan policies (See [Appendix B3](#)).

6. Evidence Base & Policy Development Report – September 2019: written by AECOM and providing comments and advice on early versions of the KENDP policies (see [Appendix B4](#))

7. Community Survey – September 2019: survey conducted after the community event in September 2019 to get feedback on the proposed vision, objectives and suite of policies as well as the proposal to include an allocated site (see [Appendix E2](#)).

8. Topic Paper on Kidmore End Parish Local Valued Landscape – August 2020: produced by the Steering Group to provide background evidence and justification for Local Valued Landscape (see [Appendix C2](#)).

9. Facilitation Report – November 2020: produced by AECOM and relating to the re-assessment of a prospective site (CFS10), following additional information from the landowner (see [Appendix B5](#)).

10. Consultation Statement – March 2021: produced by the Steering Group following the Regulation 14 Pre-Submission Consultation and including feedback from residents, landowners and stakeholders (see [Appendix E5](#)).

11. Basic Conditions Statement – April 2021: produced by Bluestone Planning in conjunction with the Steering Group (see [Appendix F3](#)).

- 2.2** Advice was received from SODC that a Strategic Environment Assessment was not required (see [Appendix F2](#)).

Section 3: About Kidmore End Parish today

Overview of Kidmore End Parish

- 3.1** The parish of Kidmore End covers 10sq.km and is located in South Oxfordshire. The parish comprises of five distinctly separate villages (in size order); Gallowstree Common, Kidmore End, Tokers Green, Chalkhouse Green and Cane End. The villages are separated by farmland and woodland and linked by narrow roads and lanes. The vast majority of the parish sits in the AONB. Despite its close proximity to Reading, the landscape is rural and predominately 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.
- 3.2** It is clear from community engagement events and the Household Survey that residents of the parish of Kidmore End have a very strong feeling of local identity and place significant value on the parish constituting a small and well defined entity within South Oxfordshire. An important and much cherished aspect of the parish is its rural nature and setting. The parish is well used for recreational use, with a good network of public footpaths and bridleways offering excellent opportunities and links to the wider countryside. Wildlife thrives in the parish which contains ancient woodland, old cherry orchards, drove roads and chalk and flint pits. The open spaces that surround the built environment are particularly valued.
- 3.3** Kidmore End parish is primarily residential and agricultural with no industrial areas, however, a number of residents run

businesses or work from home. 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 around 540 households in total of which the majority are living in detached houses. Proximity to Reading makes the parish a desirable area to live with relatively expensive housing stock. The majority (approximately 450 out of 540) of homes in the parish are owner occupied.

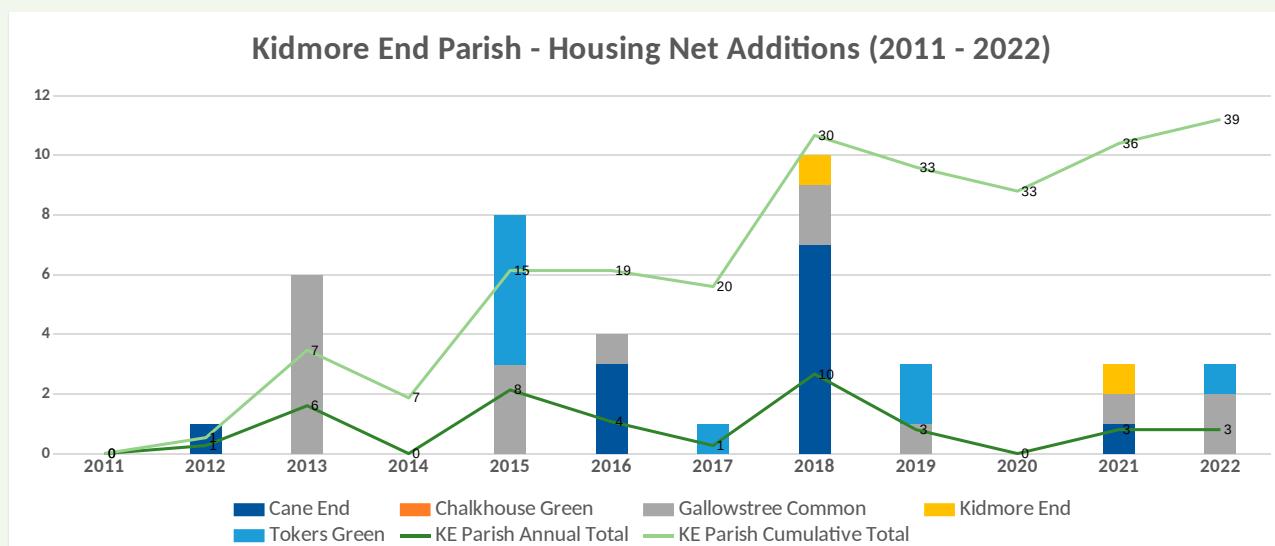
- 3.4** The parish comprises a very varied range of buildings, most of high quality and many with interesting historical connections. There are 16 listed buildings and structures in the parish.
- 3.5** The local town of Reading is less than five miles away and is convenient for services and transport links to Oxford, London and further afield. The growth of Reading and its northern suburbs, Caversham and Emmer Green, are of great concern to the residents of the parish. The constantly increasing traffic on the narrow lanes and roads within the parish is a major issue. Road safety was the most common response across all the villages from the early community engagement events.

Housing Development in Kidmore End Parish

- 3.6** The parish of Kidmore End has grown organically with the majority of new housing over the last ten years taking place in Gallowstree Common, Tokers Green and Cane End (Table 1 and Figure 1).

Village	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Additions by Village since 2011	Households by Village 2022	Additions as % of 2011 Census
Cane End	0	1	0	0	0	3	0	7	0	0	1	0	12	38	46.2%
Chalkhouse Green	0	0	0	0	0	0	0	0	0	0	0	0	0	69	0.0%
Gallowtree Common	0	0	6	0	3	1	0	2	1	0	1	2	16	162	11.7%
Kidmore End	0	0	0	0	0	0	0	1	0	0	1	0	2	138	1.5%
Tokers Green	0	0	0	0	5	0	1	0	2	0	0	1	9	137	7.0%
KE Parish Annual Total	0	1	6	0	8	4	1	10	3	0	3	3	39	544	7.9%
KE Parish Cumulative Total	0	1	7	7	15	19	20	30	33	33	36	39	Planning approved but development not complete		

■ **Table 1: Housing Growth 2011 to May 2022**



■ **Figure 1: Housing Growth 2011 to May 2022**

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 is correct as of May 2022 and includes the developments at Gallowtree Common, Tokers Green and Cane End in addition to infill. Numbers reflect the year that planning approval was granted.

Section 4: KENDP Vision and Objectives

- 4.1** Following, and as a direct result of, the Household Survey in May 2018, a vision was created to summarise the future priorities of the community.

KENDP Vision for 2035

- 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.

KENDP Objectives

- 4.2** In response to the Household Survey in 2018, five policy objectives were drafted for the KENDP. After the household survey was completed, the issue of climate change became more urgent and, support was gained at the community event in September 2019 to add a sixth objective relating to the environment and sustainability.

1. Local Character

- a) Protect, maintain and where possible enhance existing open space between and around our villages and hamlets, with particular emphasis on retaining space between our parish and nearby larger urban/suburban developments, and
- b) Promote and support local design principles and encourage setting-sensitive development with a view to enhancing and complementing what exists.

2. Housing Development

Enable suitable residential development that meets any needs of our parish and is in accordance with South Oxfordshire's Local Plan, 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.

3. Landscape

Conserve and enhance the AONB-designated land within our Parish and its setting, and protect the valued landscape in the south of the Parish.

4. Local Travel and Safety

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 and considerate parking on narrow lanes/roads. This is not a land use objective, however, it is an intrinsic part of our NDP.

5. Environment and Sustainability

Encourage sustainability by considering the current and future effects of climate change and provisioning for energy efficiency and carbon offset as well as promoting renewable energy in new and modified dwellings.

6. Community Spirit

Engage with the parish's communities at all stages in the development and implementation of the KENDP to ensure the Plan meets their different needs and expectations, thus maintaining a strong sense of community. This is not a land use objective, however, it is an intrinsic part of our NDP.

Section 5: Community involvement in the KENDP

The Steering Group has sought to involve the community in the initial shaping of the KENDP vision and objectives as well as in the detail sitting within the KENDP policies.

First community engagement events, February 2018

5.1 Following the formation of the Steering Group in October 2017, two community engagement events took place within the parish in February 2018 ('the first community engagement') to build awareness amongst residents of the neighbourhood planning process and to inform them of the upcoming Household Survey. Open feedback was sought at these events of residents' views and concerns relating to housing development and this initial feedback helped to shape the questions asked in the detailed Household Survey.

5.2 The prevailing themes from the first community engagement were:

- Rurality, open countryside and AONB land were the most cherished local characteristics
- Weight of traffic and road safety for all users were the matters not directly related to housing development most hoped to be factored into the KENDP
- Traffic & road safety and preservation of village character and limiting of settlement sprawl all caused equal amounts of concern for the future
- Protection of the rurality of our parish was the most common and popular theme expressed and referenced across the whole questionnaire and village by village

Household Survey, May 2018

5.3 The Household Survey was undertaken in May 2018, with survey forms being distributed by a network of volunteers to all households across the parish. The survey invited responses from all those aged 16 or over living in each 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

5.4 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 five years expressed the greatest need for three bedroom homes, with a slightly greater need for bungalows than houses
- Overall, the key themes are consistent with the feedback provided at the first community engagement.

5.5 The KENDP Steering Group read the results of the household survey against the results of the 2011 Census for the Ward of Kidmore End as a control and found that demographically the results from each

piece of research were at good levels of similarity.

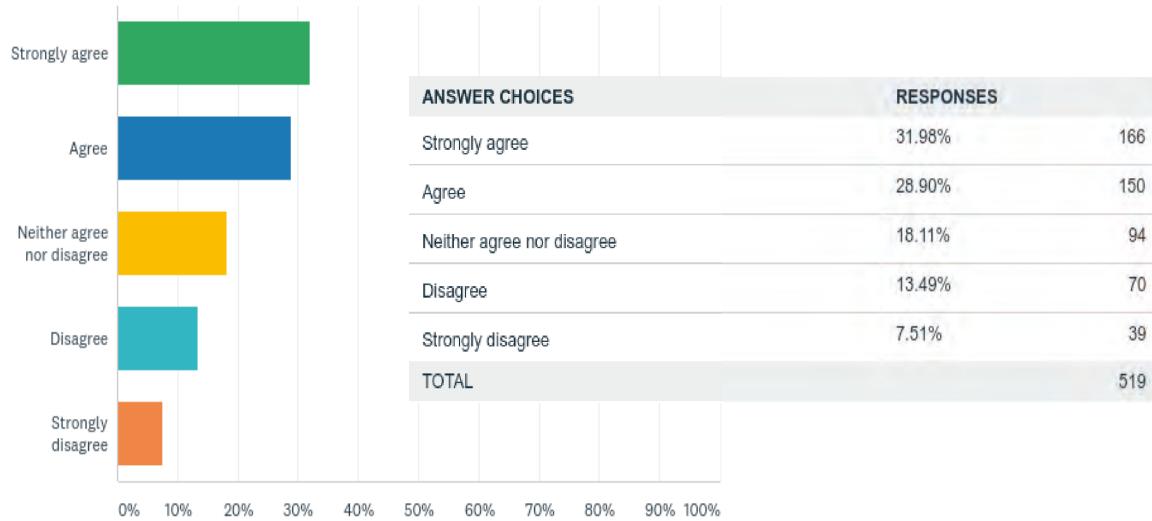
- 5.6** 317 comments were provided in the Household Survey relating to what people love and cherish about the parish. The key themes were:
 - Rural feel
 - Unspoiled, beautiful countryside
 - Quiet, peaceful, tranquil
 - Safe, small, friendly community
 - Attractive villages
 - Nature and wildlife
 - Quiet lanes for walking, cycling, horse riding
 - No street lights
 - Easy access to Reading and Henley but detached from the towns
- 5.7** 282 comments were provided relating to what people would like to see covered in the KENDP 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
- 5.8** In summary, residents feel strongly about protecting the characteristic rural feel

of our parish. This was expressed in the comments provided in the Household 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 integrity 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 KENDP area) were also expressed as key concerns.

- 5.9** The Household Survey was conducted in 2018 in the context of a growth target of 5% to 10%.
- 5.10** The responses from the Household Survey showed that there is a perceived need for smaller and less expensive houses in the parish (Figure 2).
- 5.11** The majority of respondents felt there was scope for housing development within Kidmore End village (Figure 3).
- 5.12** Approximately half of respondents thinking that there may also be a need for more houses in the other villages (Figure 4).
- 5.13** The strong preference was to limit development to between 1 and 4 dwellings per site (Figure 5).
- 5.14** Residents expressed a preference for semi-detached or detached houses or bungalows (Figure 6).
- 5.15** 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.
- 5.16** For full details of the Household Survey results please refer to **Appendix E1**.
- 5.17** Feedback received from the Household Survey was used to shape the suite of policies within the KENDP. For further information please refer to Figure 15, Section 8.

Q12: There is a need in our villages for smaller and less expensive houses (i.e. 1 - 3 bedrooms) than those typically on the market in the Parish. (Note, these properties are not considered Affordable housing.)

Answered: 519 Skipped: 37



■ *Figure 2: Demand for smaller, less expensive houses (Household Survey 2018)*

Q13: What level of growth do you think would be suitable within Kidmore End Village between now and 2033?

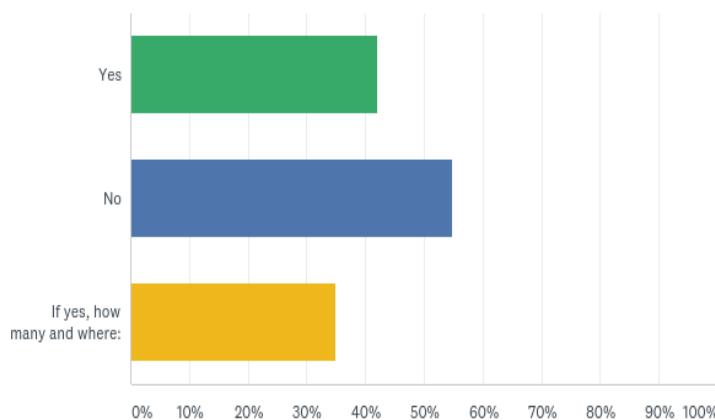
Answered: 511 Skipped: 45



■ *Figure 3: Suitable growth in Kidmore End village (Household Survey 2018)*

Q14: Do you think there is a need for more houses in the other villages in the Parish between now and 2033?

Answered: 505 Skipped: 51

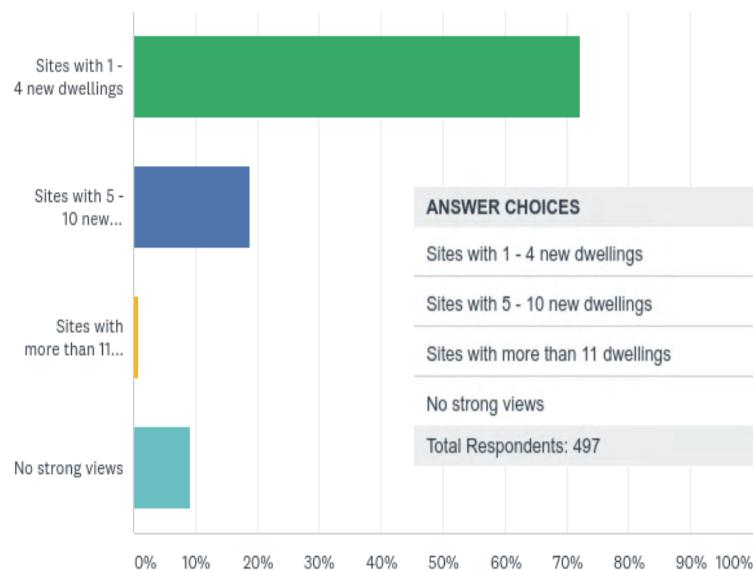


ANSWER CHOICES	RESPONSES
Yes	41.98%
No	54.85%
If yes, how many and where:	34.85%

■ *Figure 4: Housing need across other villages (Household Survey 2018)*

Q15: What is your preference for the number of dwellings that should be built on each site?

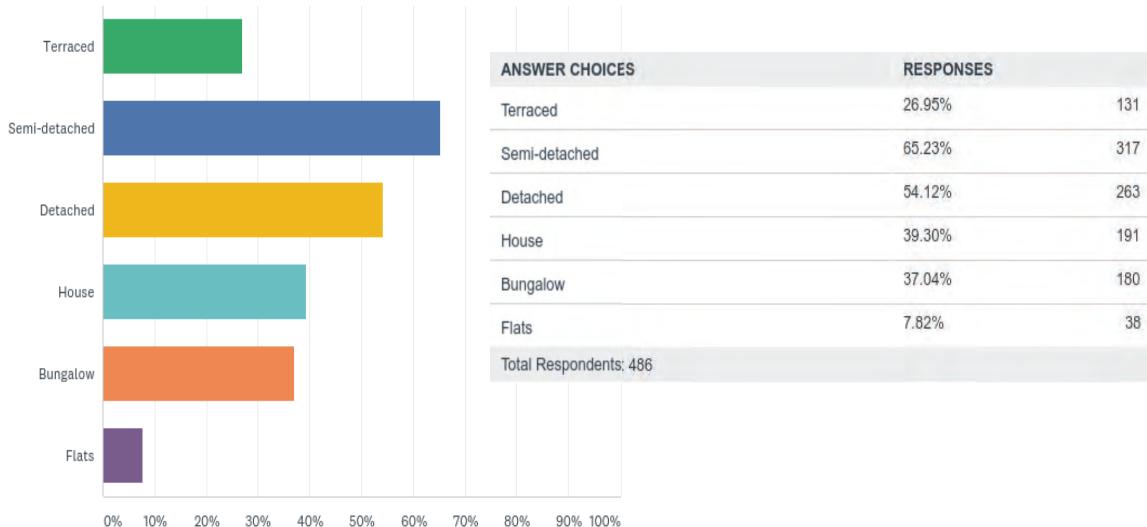
Answered: 497 Skipped: 59



■ *Figure 5: Preference for small sites (Household Survey 2018)*

Q16: What types of new homes would you like to see built? (Please tick all that apply)

Answered: 486 Skipped: 70



- The preference in the parish is for semi-detached or detached houses or bungalows.
- Bungalows were favoured by respondents aged 55 – 64 and 65+.

■ *Figure 6: Preference for type of dwelling (Household Survey 2018)*

Community Event and Survey, September 2019

5.18 Two community events were held in September 2019 where the community was invited to review the Steering Group's work in progress on the key aspects of the KENDP.

5.19 The aim of the events was to:

- Provide an overview of the activities the KENDP Steering Group has been working on since the Household Survey was carried out
- Explain the information and evidence that have been gathered to support the key decisions needed to complete the KENDP
- Communicate the Steering Group's proposal for the objectives, policies and approach to housing allocation in the KENDP
- Gather residents' feedback on all of the above to ensure the NDP delivers on the housing related issues that are most important to the local community.

5.20 Large display boards were created and displayed at the events as well as on the parish website. Members of the Steering Group, and SODC, were present at the events to speak with residents, note concerns, and answer any questions that they might have.

5.21 A follow up survey was promoted at the two events, by email, in the parish newsletter, on a flyer delivered to every household, on the parish website and via Facebook. 129 responses were received from the survey.

5.22 Overall, the results of the survey strongly supported the draft vision and objectives for the KENDP (see Figure 7).

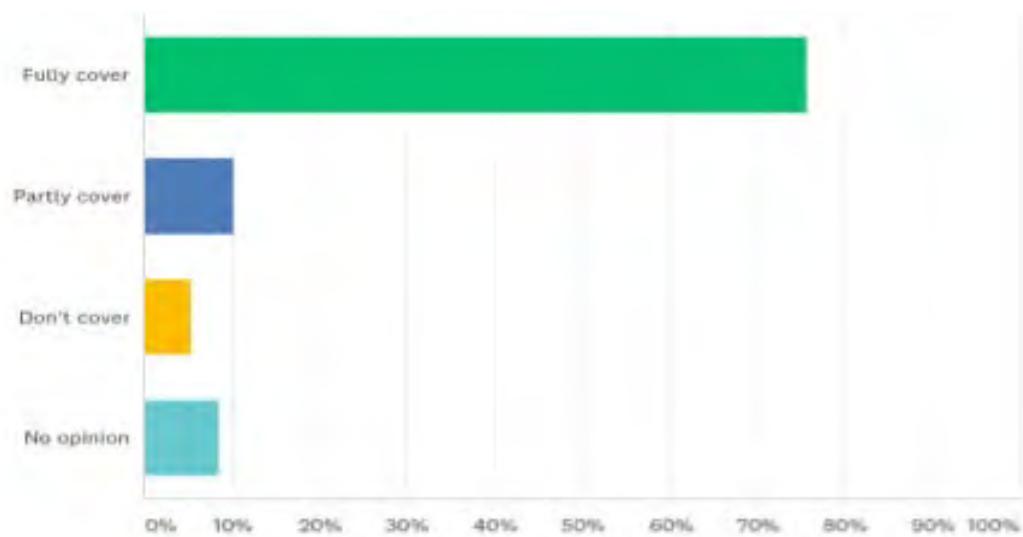
5.23 Feedback confirmed that the vast majority of respondents felt that the suite of policies reflected the priorities of the parish (see Figure 8).

5.24 The majority of respondents agreed with the principle of allocating a site within the KENDP (see Figure 9).

- 5.25** The commitment made at the community event in September 2019 was to take the feedback received in both the Household Survey and September 2019 Survey and use it to shape the detailed policies. See the Community Concerns v Policies Matrix in **Appendix D**. This was updated in March 2021 to reflect the updated policies.
- 5.26** For full details of the results of the September 2019 survey please refer to **Appendix E2**.
- 5.27** Following the September 2019 event the Steering Group put together a Question and Answer document to answer questions received from the community. This was updated in July 2020 (see **Appendix E3**).

Q1 The draft vision and objectives reflect the priorities of our parish

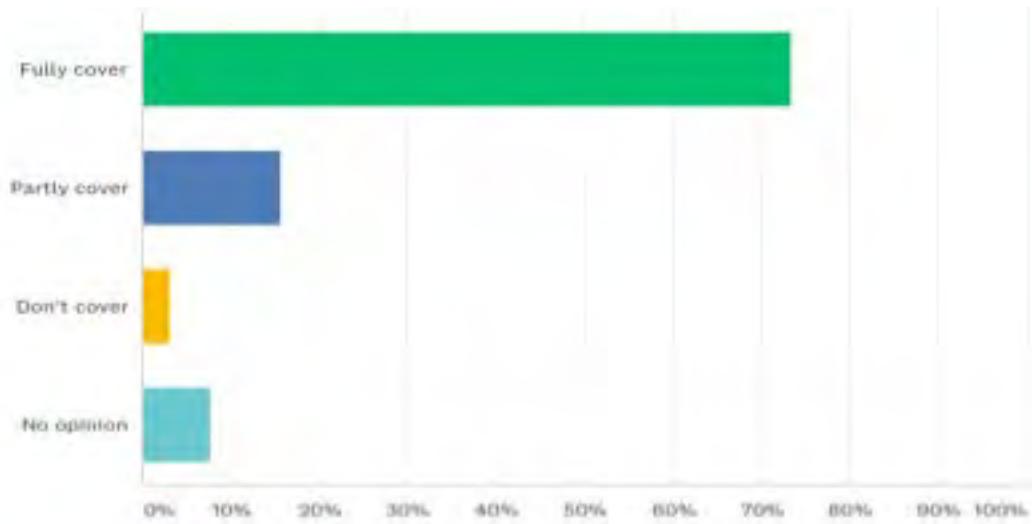
(128 responses)



■ *Figure 7: Support for draft vision and objectives (2019 Survey)*

Q2 The draft suite of policies reflect the priorities of our parish

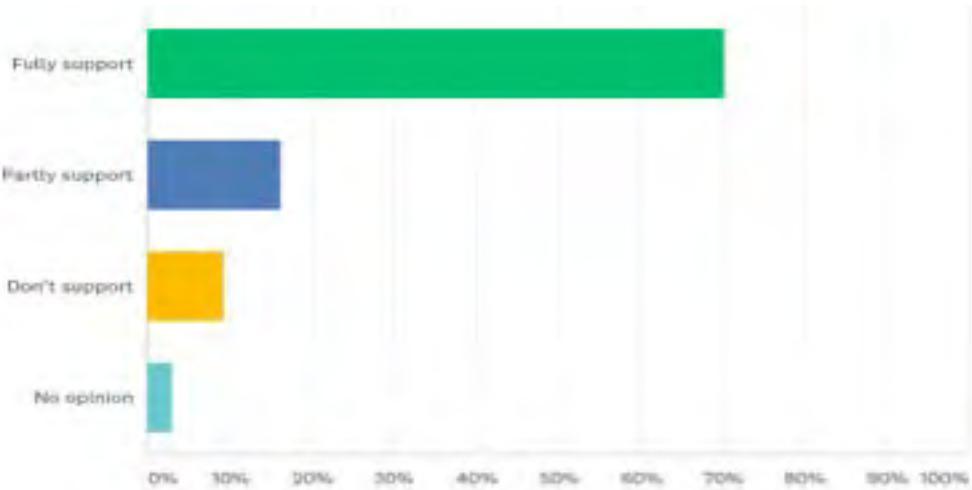
(128 responses)



■ *Figure 8: Support for suite of policies (2019 Survey)*

Q3 Do you agree with the principle of allocating a site in the KENDP?

(128 responses)



■ *Figure 9: Support for allocating a site (2019 Survey)*

Regulation 14 Pre-Submission Consultation

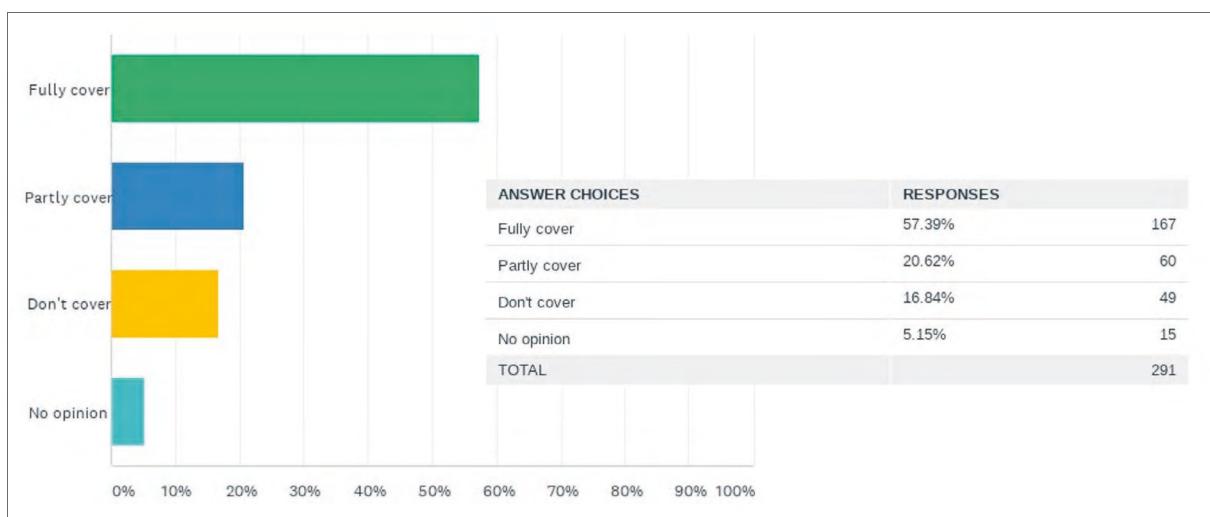
- 5.28** The pre-submission consultation (Regulation 14) took place between Saturday 7 November, 2020 and Saturday 16 January, 2021 (10 weeks). The survey was originally due to end on 19 December, 2020 but was extended for two reasons: a) one of the appendices (B5) was updated during this period and b) due to the Covid-19 pandemic, in-person events were not possible due to government restrictions. As a result it was felt that the community needed to be given more time to read all the available information and make an evidence-based response.
- 5.29** All the information was provided on the NDP Consultation page of the Kidmore End Parish Council website. This included the full version of the draft KENDP, a summary version, and all of the appendices. After reading the information, the community were invited to provide their views via a short survey or by emailing the Steering Group. The publicity material provided a phone number of a Steering Group member for community members without internet access to contact, in order to obtain a hard copy of all the documents and to discuss how they would like to respond to the consultation.
- 5.30** The publicity materials for the consultation included two sets of leaflets, posted through the door of every house in the parish. The first leaflet was to advise residents that the consultation was commencing, the second was to provide the key facts included within the draft KENDP. Posters were displayed in every village. A set of Frequently Asked Questions was published on the Consultation page in the early part of the consultation period. A two-page KENDP Highlights was published in the parish newsletter in December (both online and paper versions). The consultation was also advertised through the parish email distribution list and Facebook as well as through informal channels such as village emails and WhatsApp groups.
- 5.31** During this time period, a small group of residents formed a group called "Keep Kidmore End Green" or KKEG. KKEG hung posters and distributed flyers stating a viewpoint on the KENDP. The KKEG flyers and posters were quoted verbatim in the survey, corresponding to time periods after the KKEG flyers/posters were circulated.
- 5.32** 295 responses from residents were received via the online survey, 8 responses from residents were made via email. In total 448 comments were provided via the survey. No-one requested a hard copy of the plan.
- 5.33** The survey responses indicated overall support from residents in the parish for the KENDP Vision and Objectives (Figure 10).
- 5.34** The survey responses indicated overall support from residents in the parish for the KENDP Policies (Figure 11).
- 5.35** The survey responses indicate overall support from residents in the parish for the KENDP. However, this is not consistent across the villages, with residents in Kidmore End being most divided (Figure 12).
- 5.36** A number of common concerns were raised in the feedback (Figure 13). The main objections to the KENDP were in line with the KKEG leaflet which expressed concern that development would be supported on woodland and / or agricultural land. The KENDP does not support development on woodland or agricultural land and provides policies to protect against development on green spaces in villages and on land between villages.
- 5.37** The exception to this is the proposed site allocation which is a small site on a small area of an agricultural field and continuing a line of houses previously built on the

same field. The size of the proposed site is approximately 0.2 hectares and accounts for less than 3% of the total area of the field. The rationale behind the proposal to allocate and the selection of the proposed site is explained in Section 7.

- 5.38** For a full breakdown of responses and residents' comments see the Regulation 14 Consultation Survey Results in **Appendix E5**.

Q4 To what extent do you feel the KENDP Vision and Objectives reflect the priorities relating to housing development within the parish?

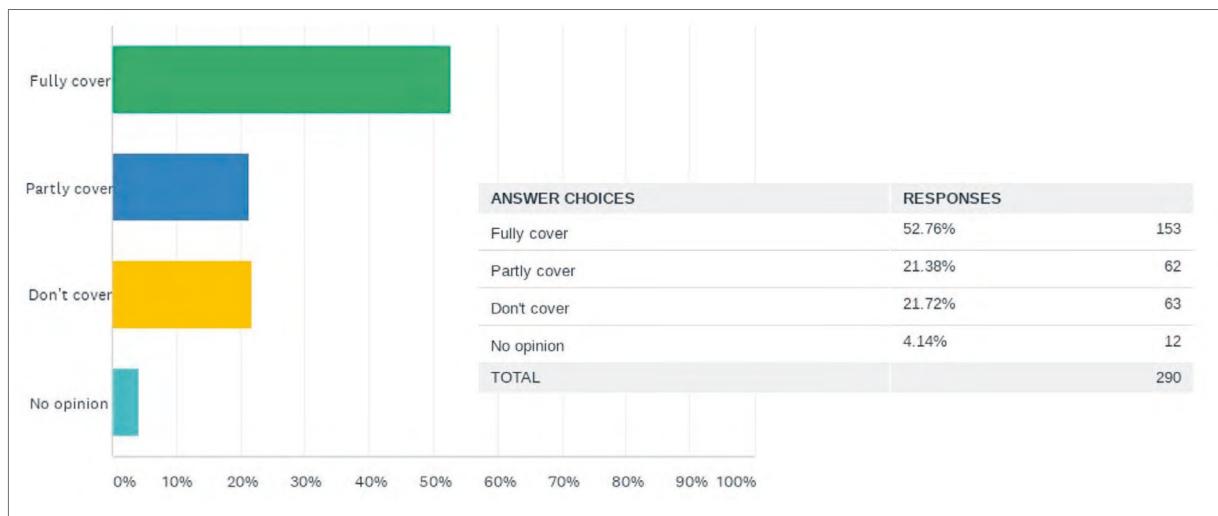
(291 responses · Skipped: 4)



■ *Figure 10: Support for the KENDP Vision and Objectives (Consultation Survey 2020–21)*

Q5 To what extent do you feel the KENDP policies reflect the priorities relating to housing development within our parish?

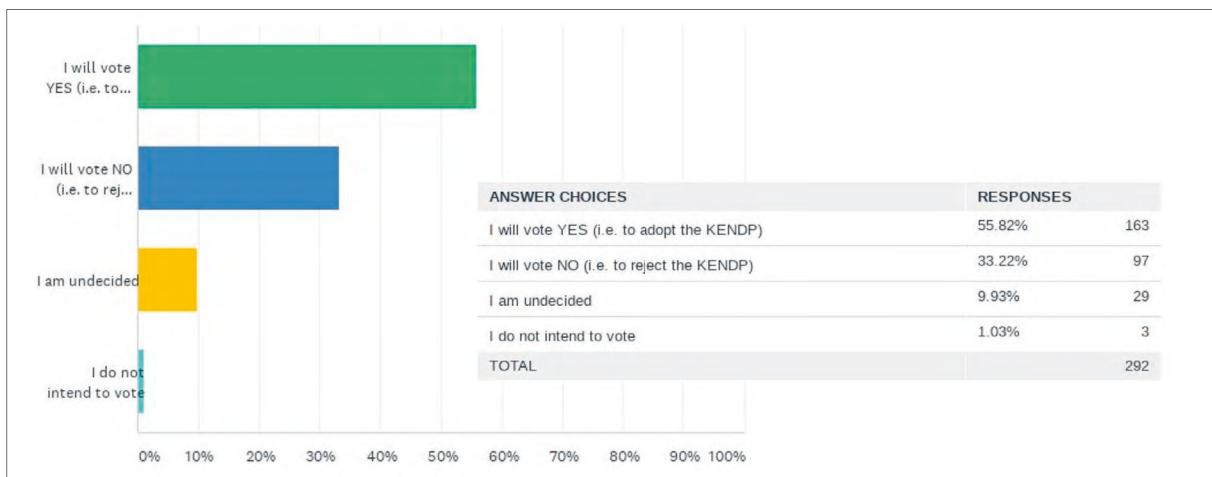
(290 responses · Skipped: 5)



■ *Figure 11: Support for the KENDP policies (Consultation Survey 2020–21)*

Q7 Assuming no significant changes are made to the KENDP, how are you likely to vote at the referendum?

(292 responses · Skipped: 3)



■ *Figure 12: Indication of overall support of the KENDP (Consultation Survey 2020–21)*

Q7 Assuming no significant changes are made to the KENDP, how are you likely to vote at the referendum?

(292 responses · Skipped: 3)



■ *Figure 13: Indication of intention to vote by village (Consultation Survey 2020–21)*

Communication and Updates

5.39 In addition to the Household Survey, the community events and the Regulation 14 Consultation, the Steering Group has regularly posted updates on the Kidmore End Parish Council website (www.kepc.info/ndp/), in the Parish Newsletter and reported at the Parish Council meetings. Individual members of the Steering Group participate in a variety of social and administrative groups throughout the parish and have sought to offer informal updates and contact through these means, as well as receiving comments and correspondence both formally and informally throughout the life of the KENDP.



Section 6: Call for Sites Process

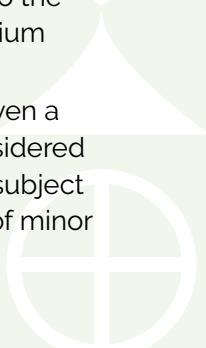
- 6.1** Call for Sites is the process by which landowners/agents can put forward land for potential future development as part of allocated development within the Neighbourhood Plan.
- 6.2** The KENDP Call for Sites Process was initiated on 14 May, 2018 with the invitation for any resident, landowner, business, developer or agent to submit a site or sites for consideration. The advert was placed on the Kidmore End parish website as well as in the Henley Standard. The deadline was initially 15 June, 2018, however due to additional clarifications being sought from SODC, the Call for Sites register remained open until 17 September, 2018.
- 6.3** In this time, thirteen sites were put forward. In addition, SODC advised that the South Oxfordshire Housing and Land Availability Assessment (HELAA) conducted in March 2017 and the South Oxfordshire Strategic Housing and Land Availability Assessment (SHELAA) conducted in October 2017 had identified ten potential sites for development. Two sites were duplicated hence resulting in twenty-one sites being put forward for assessment by independent consultants AECOM.

AECOM's Site Options and Assessment Report

- 6.4** The Steering Group applied for a technical package through the Locality Neighbourhood Planning support contract from the Ministry of Housing, Communities and Local Government (MHCLG) to support the Call for Sites Process. As a result, AECOM completed the assessment and produced a Site Options and Assessment Report (see Appendix B1).

AECOM are independent consultants and are partners in this process with MHCLG. The purpose of the report was to provide a clear independent assessment of the sites identified through the Call for Sites process and from the HELAA/SHELAA to identify which site(s) might be appropriate for allocation in the Kidmore End Neighbourhood Plan.

- 6.5** 21 sites were assessed (see Figure 14). Nine were discounted in AECOM's initial desktop review due to their lack of conformity with relevant national and local policies on development.
- 6.6** Twelve sites in the parish were assessed in detail by AECOM, with overall suitability based on Planning Practice Guidance (PPG) published in 2014 with ongoing updates. This includes an assessment of whether a site is suitable, available and achievable for housing development. On this basis sites were ranked using a traffic light system.
 - **Red ratings:** Eight were given red ratings, meaning they are not currently suitable for allocation, either on the basis of national / local planning policy or on the basis of technical constraints that would be particularly difficult to overcome
 - **Amber ratings:** Three were given amber ratings, meaning they may be suitable for allocation subject to the resolution or mitigation of medium scale constraints
 - **Green ratings:** One site was given a green rating, meaning it is considered broadly suitable for allocation subject to the mitigation or resolution of minor constraints



- 6.7** The amber and green rated sites collectively offered potential for 207 dwellings, 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 and any subsequent updates. The remaining twelve dwellings are at three sites within or adjoining Kidmore End Village, two of which were assessed as amber and one as a green site. One of the amber sites, CFS6, (suitable for two dwellings) was withdrawn as the property was sold.
- 6.8** Following the initial AECOM Site Options and Assessment Report in 2018, it was updated in April 2019 to acknowledge the reduced site size for site CFS10 (see **Appendix B1**). This update was included in the Housing Requirement and Allocation Paper (see **Appendix B3**). CFS10 was revised from Red to Amber in the updated Housing Requirement and Allocation

Paper, subsequent to updated information provided by the landowners on the Tree Preservation Order on the site.

- 6.9** In addition to the Site Options and Assessment Report, the Steering Group have been granted two Facilitation packages by Locality.
- 6.10** The first Facilitation Report was produced by AECOM in 2018 in conjunction with the Site Options and Assessment Report to clarify aspects of the SODC emerging Local Plan in the context of Kidmore End Parish (see **Appendix B2**).
- 6.11** The second Facilitation Report was produced by AECOM in November 2020 (see **Appendix B5**) and involved a re-assessment of the status of CFS10 following additional information from the landowner. As a result of this AECOM revised their assessment from the Site Options and Assessment Report to Amber.

Figure 14: Sites assessed for the KENDP



Site List and Assessment

Green Rating

CFS8 Land on north side of Mill Lane, Kidmore End

Amber Rating

CFS4 Land at Old Farmyard, Kidmore End

CFS6 Land at Trees, Wood Land, Kidmore End (site withdrawn)

CFS10 Land off Coopers Pightle, Kidmore End
(upgraded from red to amber)

HSH1056 Palmers Riding Stable, Emmer Green

Red Rating

CFS1 Land West of Chambers Copse, Kidmore End Road

CFS3 Land opposite Oldfield House, Gallowstree Common

CFS9 Land South of Horsepond Road, Gallowstree Common

HSH69 Land at Dysons Wood, Dysons Wood, Tokers Green

HSH71 Land at Reading Golf Club

HSH80 Land North of Horsepond Road, Gallowstree Common

HSH1269 Land East of Tokers Green Lane

Failed initial desktop review

CFS2/834 Land North of Gravel Hill, Emmer Green

CFS5 Land at Kidmore End Road, Emmer Green

CFS7 Land North of Bardolph's Wood, Tokers Green Lane

CFS11 Land between Tanners Lane and Kidmore End Road

CFS12 Land North of Tanners Farm

HSH181 Cemetery, Kidmore End

HSH894 Land East of Kidmore End Road, Emmer Green

HSH970 Land South of A4074, Cane End.

HSH1017 Land East of Mapledurham Golf Course, Chazey Heath

CFS: sites identified through the Call for Sites process

HSH: sites identified through the HELAA/SHELAA



Section 7: Rationale and Proposal for Housing Allocation

Rationale for Housing Allocation

- 7.1** At the September 2019 community event, the Steering Group communicated its proposal to include a small, allocated site in the KENDP. Feedback from the community in the survey following this event was much lower than the Household survey (129 compared with 550), however the majority of respondents were in favour of the principle of including an allocation (70% of respondents).
- 7.2** The proposal to allocate a small site was included in the draft KENDP and publicised through the Regulation 14 Consultation in 2020/21.
- 7.3** The Regulation 14 Consultation Survey did not ask specifically for feedback on the proposal to allocate a site, however the allocation was a key theme within the comments. Although the survey results were supportive of the draft KENDP overall (56% of 295 respondents), there were a number of concerns raised by residents relating to a) whether an allocation is necessary and b) whether the selected site is appropriate.
- 7.4** Recognising the significance of the proposal to allocate a site, the Steering Group have involved SODC in lengthy discussions regarding the potential pros and cons of an allocation. An initial vote to include an allocation was taken by the Steering Group in 2019. A second vote to allocate was taken in February 2021 following the Regulation 14 Consultation. The majority of the Steering Group voted in favour.
- 7.5** The rationale for including a site allocation is as follows:

- **Positive proactive approach:** The

KENDP seeks to strike a balance between demonstrating a positive approach to growth and protecting the rural nature of the parish in line with the KENDP Vision and Objectives. There is no requirement to include an allocation however it provides evidence of a positive and proactive approach in conformity with the National Planning Policy Framework 2019 (NPPF).

- **Housing targets:** There is currently no housing requirement for smaller villages (or for Kidmore End Parish as a whole) in the SODC Local Plan 2035. However, the government has set ambitious growth targets for housing development across the UK and if these targets are not met there may be pressure on local authorities. It is impossible to predict the future, however, including a proposed allocation indicates support for a limited amount of sustainable development and this positive proactive approach will strengthen the KENDP. To date there has been 7.9% growth in the parish, mostly in Tokers Green, Gallowtree Common and Cane End. It is expected that, through a small amount of appropriate infill and the small allocation of 3 to 4 houses in Kidmore End, we will achieve closer to 10% growth by 2035. In the event of planning applications for speculative development this sustainable growth plan will be considered favourably.
- **Protection against speculative development:** Despite the removal of a formal housing growth target, planning applications continue to be submitted, and there continues to be a risk of large scale speculative development on the parish boundary with Reading as well as speculative development across the

parish. An NDP that allocates a site(s) is protected by a three year land supply as set out in paragraph 14 of the NPPF. The KENDP aims 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.

- **Household Survey:** The survey in 2018 indicated an appetite for a small amount of growth in the form of a small development.
- **Smaller, more affordable housing:** A consistent concern raised by residents at all the events and through all the surveys is that, due to extensions and conversions of bungalows to two storey dwellings, there is a lack of smaller housing in the parish. Smaller, more affordable housing has been raised by residents as being important so that younger families can be attracted to the parish and so that individuals might be able to downsize. Infill has not provided this type of housing and housing type cannot be specified within the KENDP Infill Policy (LCI). The Housing Allocation Policy (HDA) provides the means by which to specify smaller, more affordable housing (two or three bedrooms), whilst recognising they are not deemed 'affordable housing' and will be sold on the open market at market rate.
- **Sustainable growth:** A small development of three to four smaller houses will provide a social benefit by enabling sustainable growth, without putting undue additional pressure on our narrow lanes or limited local infrastructure.

Proposal for Housing Allocation

- 7.6** Following the call for sites process and a review of sites previously identified by SODC in the annual SHELAAs, one site on Tokers Green Lane in Kidmore End village was considered and independently RAG rated 'green', indicating that it has been

assessed as suitable, available and achievable for housing development. This site is referenced as CFS8, land on the north side of Mill Lane, Kidmore End.

- 7.7** Following the decision to include a proposal for a small site allocation, the Steering Group voted to select CFS8 as the proposed site for an allocation of three to four smaller (two to three bedroom) houses.
- 7.8** Year on year housing growth has taken place in Gallowtree Common, Cane End and Tokers Green since 2011 and this organic growth is expected to continue, particularly in Gallowtree Common and Tokers Green, negating the need for a planned development in these villages. Since 2011, one additional dwelling has been approved and one has outline planning approval in Kidmore End, which amounts to growth of 1.5% (see Table 1 and Figure 1 in Section 3). The Household Survey indicated that a small level of development in Kidmore End village would be considered appropriate. There is no expectation of development (speculative or infill) in Chalkhouse Green or Cane End as they are not categorised as a settlement in the South Oxfordshire Local Plan 2035. Therefore a small site in Kidmore End is considered appropriate.
- 7.9** CFS8 is a small site of approximately 0.2 hectares on a small area of a much larger agricultural field. The site area comprises less than 3% of the total surface area of the field and would therefore have limited impact on the overall yield of crops, the wider open AONB and other environmental considerations.
- 7.10** The development of three or four smaller houses will continue the existing line of properties built previously on this field. By limiting the development in both size and number of dwellings, the extension in the housing line is minimised and does not extend the overall built limits of Kidmore End village which stretches further west on the other side of the road.

- 7.11** An indicative site plan has been developed by Bluestone Planning consultants illustrating how the houses will be set back from the road in order to ensure visibility for road users is not impaired and how a hedgerow frontage can be retained as well as showing how the development stops short of the gated access into the field (see Appendix D7).
- 7.12** Through careful site design and with the inclusion of the KENDP policies, this aims to provide a good level of confidence that this site will not be further extended over time.

Section 8: Introduction to KENDP Policies

Introduction

- 8.1** This section develops KENDP's Vision & Objectives into Policies and provides supporting text that explains each proposed Policy and how and why the policy requirements must be met.
- 8.2** Save for the Housing Allocation Policy (HDA) which stands alone, it is envisaged that all Policies will be used to determine applications for planning permission within the neighbourhood plan area. Applications for planning permission will be determined in accordance with the relevant policies in the South Oxfordshire development plan which will include the KENDP, unless material considerations indicate otherwise.
- 8.3** Development proposals which meet the Policy requirements are encouraged.

Intention

- 8.4** Each of the Policies is intended to make clear and proportionate provision for land use in Kidmore End Parish. The Policies will become part of the Local Authority Development Plan. They will guide development, if any, to the most sustainable locations. The purpose of these policies is to guide how planning applications should be determined.
- 8.5** The KENDP deliberately avoids repeating existing national or local planning policies. The Policies therefore focus on a relatively small number of key development issues specific to our parish. For all other planning matters, the national and local policies of other planning documents – the National Planning Policy Framework (NPPF) and the policies of the various South Oxfordshire development plan documents will

continue to be used.

- 8.6** Sustainable development remains the overarching theme of national policy and it is essential to consider the effects that development will have on the wider economic, social and environmental dimensions (NPPF para. 7,) to our parish life. As explained in the foreword to the NPPF, sustainable means ensuring that better lives for ourselves don't mean worse lives for future generations. Sustainable development is about change for the better.
- 8.7** Each of our Policies looks to tailor national and local policy and guidance to ensure that preserving the rural character and retaining the open countryside in and around our parish is our priority and is achievable over the long term to 2035.
- 8.8** Consequently, by encouraging and promoting one suitable, sensitive small scale development which minimises impact on the Chilterns AONB and other valued local landscapes within our parish we believe we are specifically reflecting our community's wishes and needs
- 8.9** Each Policy has been drafted with the following aims:
 - to facilitate one small scale suitable development within our parish
 - to appropriately supplement National Planning legislation and guidance and SODC's local plan in a way which reflects our community's views
 - to be proportionate
 - to be particular to our parish
 - to be simple and capable of being understood by all



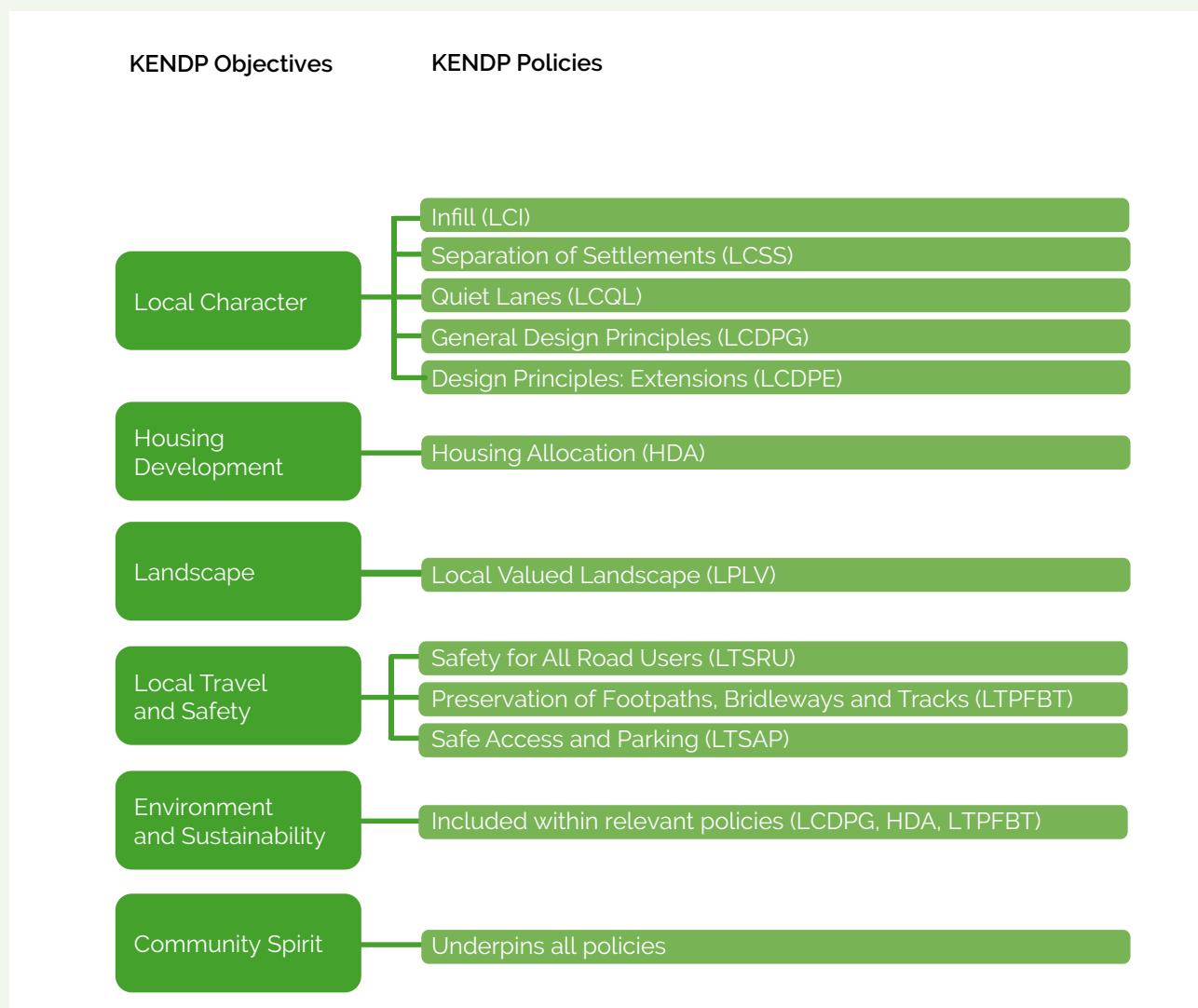
Justifications & Evidence

- 8.10** As stated, each Policy is intended to supplement or tailor National policy, regulations and guidance to reflect the unique nature of Kidmore End Parish's needs and requirements. Each Policy is therefore driven by our Community Engagement in February 2018 and most specifically the Household Survey circulated to all households in May 2018 as well as the September 2019 event and survey and the Regulation 14 Consultation. These Consultations form a critical element of our Evidence Base and full details of findings are recorded in **Appendix E**.
- 8.11** As we have proceeded through the NDP Process other forms of evidence, such as the 2018 Landscape Sensitivity Study, updated 2020, by terra firma Consultancy (see **Appendix C1**) and the Call for Sites and Site Allocation Process, detailed in the Housing Requirement and Allocation Paper (see **Appendix B3**) have informed our Policies and provide specific evidence to enhance and refine what our community has already told us.
- 8.12** We have liaised throughout the process with SODC and taken consultancy advice from AECOM Consultants in respect of both Site Allocation and Policy writing. In addition, we have reviewed content from other local NDPs and borrowed themes and wording that reflects our own themes and needs best. Finally, we have reviewed the Chilterns Area of Outstanding Natural Beauty Management Plan 2019–24 to ensure that the efforts we make to preserve and enhance our own part of the Chilterns AONB are consistent with their overall approach.
- 8.13** However, it should be stressed that the key evidence we have relied upon is that generated by liaising with our community as we feel this must be the major impetus for taking the opportunity to write our own Policies and shape development in our parish which reflects what our Community wants and needs, both today and for the future.
- 8.14** Mapping and tracking feedback from the community has been vital in ensuring that the Steering Group is aware of concerns and issues as well as aspects which are well supported. This is consistent with our Community Spirit Objective.
- 8.15** As a result of community feedback, a suite of policies (Figure 15) was developed to support the KENDP Vision and Objectives (see Section 4)
- 8.16** The Steering Group has also prepared a Community Concerns v Policies Matrix (**Appendix E4**), tracking issues raised during and following the community engagement events and linking these to our KENDP Policies in order to isolate any matters not so far addressed.
- 8.17** Evidence gathered following the September 2019 community event indicates that a majority (89%) of respondents felt that the Policies described then (and written in more detail here, also refined in discussion with SODC) fully or partly covered concerns and priorities relating to development in our parish.
- 8.18** In reviewing the Community Concerns v Policies Matrix (**Appendix E4**) the Steering Group concluded that in general terms the themes raised during or following the 2019 event had already been covered in our draft Policies, save for Environment and Biodiversity issues. Given that the development proposals enshrined in the Policies are relatively small in scale and number, it was felt excessive to have standalone detailed policies for either Environment or Biodiversity and reliance is placed on the relevant policies with the SODC Local Plan 2035.
- 8.19** As preparations for the September 2019 Community Event took place, AECOM's policy development advice and consultation package came to a close. Schedule 5 of AECOM's Evidence Base & Policy Development Report dated September 2019 (see **Appendix B4**) is relevant to the Policies herein, albeit based on an iteration of the Policies written in July 2019.

AECOM had commented and advised on two separate drafts of our Policies; the advice on the first draft forming the bulk of the report and also the basis upon which KENDP's Policies were redrafted in July 2019. In Schedule 5 AECOM gave their review of these Policies which was positive and supportive in terms of both KENDP's evidence base & justifications and our meeting of the Basic Conditions, subject to limited amendments consequently adopted.

8.20 These Policies were subsequently reviewed and refreshed in consultation with SODC, and updated once more following the Regulation 14 Consultation. They have been further updated following examination.

8.21 They are in conformity with the SODC Local Plan 2035 and continue to reflect community priorities.



■ **Figure 15:** KENDP Policies

Section 9: Local Character Policies

Introduction

- 9.1** Preserving rurality has been the prevailing theme throughout our consultation with the residents of Kidmore End Parish. Retaining and enhancing the countryside feel of where we live is our main objective. Residents are generally supportive of small scale sustainable development in the KENDP designated area, but not at the expense of the cherished rural character of the parish.
- 9.2** In taking a positive approach towards appropriate, proportionate and suitable development in Kidmore End Parish, we do not wish to compromise on the features our residents love and cherish about where we live. Maintaining the rural feel of the parish and the character and identity of each individual settlement is a key benefit of writing the KENDP.
- 9.3** We want to respect the needs and happiness of our current residents by taking this opportunity to ensure that the intrinsic character of Kidmore End Parish today is enhanced and preserved, meaning it retains its characteristic rurality now and going forward, for the benefit of future generations. We want to take this opportunity to record here the characteristics that we understand our community values most highly to ensure that these are conserved for future generations to enjoy.
- 9.4** The sentiments expressed by the community are endorsed and supported by local planning policies.
 - The SODC Local Plan 2035's vision includes protecting and enhancing the Chilterns Area of Outstanding Natural Beauty, but allows for appropriate and sustainable growth in places, thus

celebrating, protecting and enhancing where we live for residents and visitors (Vision 2.6, and Objective 5.2). Engaging and encouraging residents to shape their local area through neighbourhood planning and community engagement is also part of the visions (Vision 2.7, and Objective 6.1).

- ENV1 in the SODC Local Plan 2035 seeks to protect South Oxfordshire's landscape, countryside and rural areas from harmful development and in supporting paragraphs 7.7, 7.8, 7.9 embodies the sentiments expressed by our community of valuing the countryside and its relationship with the settlements in our parish, the overall setting and the conservation and enhancements thereof. The AONB, its setting, the countryside and green infrastructure are all identified as worthy of significant levels of protection.
- Local distinctiveness and the enhancement of local character are addressed in DES 2 in the Local Plan 2035 and supporting paragraphs 8.10 and 8.11 stress the significance of local context, character, features and distinctiveness and echo what our community has articulated about the importance of conserving local character.

9.5 In Kidmore End Parish, the Steering Committee have concluded that in order to conserve the rural feel and character of the overall parish as well as the identity of each individual settlement within the KENDP designated area, the following three character based considerations should drive the Local Character policies:

1. Visual and Spatial Character of each settlement

This seeks to conserve the characteristic



and treasured spatial arrangement and appearance of the settlements. This enables limited suitable infill development, where supported by Local and National policies.

This is supported by the Local Character Infill Policy (LCI)

2. Visual and Spatial Character of the separation between each settlement within the boundaries of the NDP area

This addresses the open countryside between each settlement, the preservation of the quiet lane qualities of the linking roads and the vulnerable gap between Tokers Green and Caversham.

This is supported by the Separation of Settlements Policy (LCSS) and the Quiet Lanes Policy (LCQL).

3. Building design and contribution to local character

This addresses how new buildings or extensions might look and ways in which they should contribute to existing character rather than dilute or diminish it. It also recognises and minimises potential adverse impacts on local and neighbouring amenity.

This is supported by the Design Principles Policies (LCDPLG and LCDPE).

9.6 Supplementary to the Local Character Policies are six Appendices (**Appendices D1 – D6**) recording details of the visual and spatial character specific to each individual settlement; namely Cane End, Chalkhouse Green, Gallowtree Common, Kidmore End and Tokers Green; as well as an Open Spaces and Green Links Study

recording valued green spaces within the five settlements that make a significant contribution to local character (see Figure 16).

9.7 **Appendices D1 – D6** are integral to the Local Character Policies and development proposals should have regard to these appendices when designing and situating developments, (either new builds or extensions or alterations to existing buildings), in order to show that efforts have been made to best reflect the local character of the relevant settlement enhancing, rather than diminishing it.

Infill Policy (LCI)

9.8 The character of each settlement has organically evolved over time largely by linear infill development within plots of land throughout the villages. Today there is a mix of old and new dwellings, however, the general character of housing is of a cottage style, one or two storey with pitched eaves, set back from the road with front and back gardens, with little or no backfill.

9.9 Linking back to Local Plan infill policy H16, the settlements in our parish are all Smaller Villages, Other Villages or unreferenced in the SODC Settlement Hierarchy and in each of the settlements our community considers it important to retain local character. Maintaining characteristic density is given importance in NPPF 2019 para 122(d).

9.10 This Policy, therefore, acknowledges the role infill development has played and

KENDP Objectives

KENDP Policies



■ *Figure 16: Local Character Policies and Appendices*

may continue to play in the sustainable development of our community, however seeks to moderate the size, scale, spacing and placing of any such infill development in a way that respects and supports the existing character of each settlement so that the historical context, visual and spatial character is preserved.

- 9.11** Additionally this Policy seeks to maintain the linear character of the settlements within the KENDP area, in essence maintaining the sense of village lanes of road facing dwellings with little or no backfill. Recognising that in some circumstances plots of land within the settlements may be quite large gardens or fields some distance from neighbouring properties, this Policy also seeks to address infill in those circumstances and to be considerate to matters of privacy and access.

- 9.12** Infill development proposals within Kidmore End Parish will only be supported where they are in accordance with national and local policy and where the development appropriately has regard to the settlement hierarchy and where relevant the Chilterns AONB and applicable setting policies.

- 9.13** Proposals should have regard to **Appendices D1 to D6: Visual and Spatial Character** (Figure 16) to understand and interpret the characteristic spacing and arrangement of each individual settlement and the dwellings within it.

Separation of Settlements Policy (LCSS) and Quiet Lanes Policy (LCQL)

- 9.14** A very strong feeling of local identity and the value of each settlement as well-defined and separate villages or hamlets in Kidmore End Parish was articulated in both the initial community engagement event in February 2018 and in the comments provided to the Household Survey in May 2018 (**Appendix E1**).

9.15 A vital component to maintaining this is to protect the physical nature and the setting of each settlement. This is enhanced by ready access to open countryside through a well-maintained network of footpaths both within the settlements and connecting each settlement to each other. These footpaths link the parish via open farmland, countryside, woodland and quiet narrow lanes.

- 9.16** Leaving one settlement within the KENDP area and travelling to another involves travelling through the open countryside. Leaving the KENDP area for nearby Sonning Common, Mapledurham or Reading involves the same. The built edges of each settlement are clearly defined and obvious to spot, meaning that the open spaces between settlements are as important to Local Character as the built-up spaces within the settlements. The roads within the KENDP area that bridge these rural gaps between settlements are quiet, leafy and narrow with restricted passing places, occasionally unpassable for example in the winter due to cold or floods, or when a tree has fallen, which only emphasises the self-contained nature of whichever of the settlements becomes cut off.

- 9.17** The Separation of Settlements and Quiet Lanes Policies do not seek to prevent development that may otherwise be acceptable to an AONB, its setting, or the Local Valued Landscape, but to ensure that the scale, massing and height of proposals do not result in the character of the physical and visual separation of settlements being undermined or the rural quiet nature of the road links between settlements being diminished. Development proposals should have regard to **Appendices D1 to D6: Visual and Spatial Character**.

General Design Principles Policy (LCDPG) and Design Principles: Extensions Policy (LCDPE)

- 9.18** The NPPF 2019 sets the parameters within which SODC and our community should work to achieve sustainable development within Kidmore End Parish. Section 11 makes provision for the Achievement of Well Designed Places. Within this section, paragraph 124 states that creating high quality buildings is fundamental to the NPPF, with paragraph 126 stating that such high quality is a key aspect of sustainable development and that to enable the achievement of high quality, plans or supplementary planning documents, must provide clarity of their design expectations, through visual tools such as Design Guides and Codes. Paragraph 127 establishes five criteria that local planning policies and decisions should reflect.
- 9.19** Good design is a key aspect of sustainable development (NPPF para. 124) and planning policies should plan positively to achieve good design (NPPF para. 125 and 126). The SODC Local Plan 2035 is clear that good design is informed by contextual analysis, responding positively to a site and its surroundings whilst reinforcing place identity by enhancing local character (DES2).
- 9.20** The importance of good design is supported by the views expressed in the Household Survey 2018 (Figure 17).
- 9.21** All the settlements in Kidmore End Parish have the characteristic of Plateau Villages for the purposes of Chilterns Buildings Design Guide (CBDG) and are vulnerable to insensitive development as described therein. As per the CBDG these settlements, due to their generally linear form, have often already had their traditional characteristics diluted by modern/suburban style development and infill, eroding visual links with the rural environment and forming a relatively hard edge with the outlying woodland and countryside.
- 9.22** Whilst we acknowledge the role infill development has played in shaping our settlements and is likely to play in the future, the General Design Principles Policy (LCDPG) is intended to mitigate and limit the potential for further insensitive dilutions of local character, with the Infill Policy (LCI) looking to enable only suitably sized, spaced and scaled infill.
- 9.23** Insensitively designed and poorly scaled or positioned extensions of existing buildings were expressed as a concern by members of our community, as well as adverse and distressing impacts on residential amenity and the quiet enjoyment of our rural parish. These matters necessarily impact on design considerations and so are covered within the Design Principles: Extensions Policy (LCDPE).
- 9.24** The checklists in Section 3 of the CBDG provide a means by which planners and developers can make and evidence contextual analysis of any design proposals for building within Kidmore End Parish. The significance of the relationship of any new buildings to the local landscape, neighbourhood and site is emphasised in CBDG. Additionally, detailed consideration of the main architectural features of traditional buildings in the immediate vicinity of any proposed new buildings is required (3.10 & 3.25).
- 9.25** We see the KENDP as an ideal opportunity to enshrine the concept of design and analysis at the earliest stages of planning permission for developments within our parish.
- 9.26** In the comments provided in the September 2019 Survey (**Appendix E1**) it was clear that not only did the respondents value preserving and enhancing Local Character highly, but that in supporting small scale sustainable suitable housing growth, our community would like to see the biodiverse components of our immediate environment (wildlife, trees, flowers) protected as well as taking more account of national and

worldwide concerns regarding everyone's physical wellbeing, the environment and the sustainability of our Planet.

- 9.27** To a significant degree these matters are covered by the SODC Local Plan 2035. And so, the KENDP resolved to reflect these concerns within the Local Character Policies with a light touch as it was felt that a balance should be maintained between encouraging suitably characterful design and contemporary environmental advances, and otherwise we should rely upon expert regulation and guidance outside the KENDP (e.g. ENV3, DES7 and DES8 within the SODC Local Plan 2035).
- 9.28** The General Design Principles Policies therefore, seek to ensure that all proposed development, new or by way of extension, can show that the corresponding planning

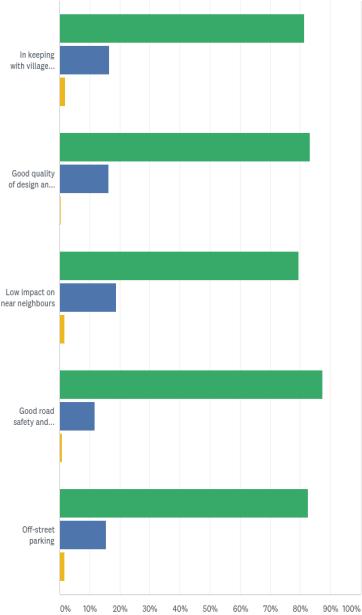
application has understood and taken account of the character of the relevant settlement. These Policies seek to ensure that all proposed development will not diminish this character and that all proposed development is of the highest possible design quality reflecting and complementing the vernacular of its specific setting.

- 9.29** In preparing proposals, developers should have regard to the **Appendices D1 to D6: Visual and Spatial Character**, Chilterns Building Design Guide; the Chilterns Conservation Board Position Statement on Development Affecting the Setting of the Chilterns AONB; the AONB Management Plan 2019–24; and the National Design Guide 2019. These documents should be used to understand and interpret the key character and identify relevant design reference points.



Q17: How important are the different aspects of planning and design for new houses built in the Kidmore End Parish?

Answered: 513 Skipped: 43



	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

■ *Figure 17: How important are the different aspects of planning and design for Kidmore End Parish? (Household survey 2018)*

Infill Policy (LCI)

Within the villages of Kidmore End, Gallowstree Common and Tokers Green, infill development, redevelopment of previously developed land or buildings and backfill development (together "infill") will be supported provided development proposals accord with the design and development management policies of the SODC Local Plan 2035 and those within the KENDP.

Proposals for infill development proposals should conserve the character of the relevant village and be designed to reflect the positive features that make up the character of the relevant village. In addition, they should reflect the community preferences relating to size and composition of any development site as expressed in the Household Survey and the character assessments in Appendices D1 to D6. In particular development proposals should take account of the following matters:

1. the size of any gaps in otherwise continuously built up frontages;
2. appropriate scale, massing, density, layout and design of the site in relation to closely surrounding buildings;
3. respecting built limits and characteristic settlement pattern; and
4. mitigation of visual impact of the development proposals upon nearby historic or listed buildings.

Proposals for development of large back gardens or land behind an existing residential frontage will only be supported if they meet the four criteria above and those in the SODC Local Plan 2035, are appropriate with regard to privacy and access and conserve village character.

Proposals for development outside of the built-up area of these villages will only be supported if they are appropriate to a countryside location and are consistent with the SODC Local Plan 2035 and any other relevant policies of the KENDP.



Separation of Settlements Policy (LCSS)

Development proposals in the KENDP area should demonstrate that the character of any particular settlement is retained, and that a physical and visual separation is maintained between the different settlements. In particular new development should maintain the separation between the following settlements within the KENDP area:

- a. Between Kidmore End and Gallowtree Common
- b. Between Kidmore End and Tokers Green
- c. Between Kidmore End and Chalkhouse Green
- d. Between Gallowtree Common and Cane End

and, insofar as it affects the KENDP area:

- e. Between Gallowtree Common and Sonning Common
- f. Between Kidmore End and Sonning Common
- g. Between Chalkhouse Green and Reading
- h. Between Tokers Green and Reading

Quiet Lanes Policy (LCQL)

Development proposals should preserve, and where practicable enhance, the rural character of the lanes and roads linking the settlements in the Separation of Settlements Policy (insofar as this affects the KENDP area).

Development proposals will be supported subject to other development plan policies provided that, individually or cumulatively, they would not result in an extended linear form of development along a road which would be out of keeping with the historic nucleated development form of the settlements.

General Design Principles Policy (LCDPG)

Proposed development should complement, reinforce and where practicable enhance the local distinctiveness of the relevant settlement. Where appropriate, development proposals should be designed to enhance the landscape setting of these settlements. As appropriate to their scale, nature and location, development proposals should incorporate the following design considerations:

1. Retention of the dark visual ambiance of the settlement via minimal external illumination;
2. Regard for good quality locally characteristic building materials and vernacular building styles;
3. Being in keeping with the character of neighbouring properties, as appropriate;
4. Conservation and enhancement of the settlement's designated historic heritage assets and their settings, both above and below ground, including listed buildings, scheduled monuments and conservation areas;
5. Acknowledgement of the significance of and avoidance of harm or loss to any non-designated historic assets;
6. Regard for historic plot boundaries, hedgerows and enclosure walls;
7. Regard for existing settlement patterns and character;
8. New garages, extensions, outbuildings or garden walls should be subservient in scale and, whether of a traditional or modern design, should draw from the local vernacular building materials;
9. Avoiding, where possible, the installation of pre-cast concrete kerbs to new or existing village lanes or roads, in favour of more sympathetic materials or construction design as identified on pages 18 & 19 of Oxfordshire County Council's Residential Road Guide;
10. Boundary treatments to highways and village lanes should comprise the use of native hedgerow, stone, brick or flint boundary walls or iron railings as appropriate to the immediate context of the site;
11. Seeking innovative solutions to parking arrangements that do not necessitate large expanses of driveway nor the loss of vegetation along the highway nor parking on village lanes;
12. Landscaping schemes which include local indigenous trees and features that already form part of the immediate locality;
13. In a form that is complementary to the character of the immediate and surrounding locality, environmentally friendly materials, methods and energy sources should be incorporated, provided that there are no significant adverse effects on the amenity of neighbouring uses.



Design Principles: Extensions Policy (LCDPE)

In addition to meeting the criteria of Policy LCDPG proposed extensions or alterations to existing dwellings should incorporate the following design principles:

1. The extension is of an appropriate scale, bulk and mass, having regard to the size of the existing property;
2. The extension is designed and laid out so as to maintain the existing space between plots and secure a degree of privacy for the occupiers that does not unacceptably harm the amenities of neighbouring properties through loss of privacy, daylight or sunlight ;
3. The extension is generally of a similar design and materials as the existing property, unless contemporary additions can be well integrated; and
4. Particular care should be taken to ensure that extensions to listed buildings do not diminish the special historical or architectural qualities of the building.



Section 10: Housing Development Policy

New Homes

- 10.1** KENDP is clear that it is supportive of and welcoming to one suitable small scale development of new homes within the parish. Our Community has indicated a preference for a small level of growth and it is up to us to take this opportunity to shape, direct and deliver this in a way that is sustainable and appropriate, meeting the needs of today's community and looking to the future, without inappropriately overloading our limited parish infrastructure. We believe that this will enable the parish to grow, as it has done to date, sustainably over the period to 2035.
- 10.2** It is envisaged, in writing these housing policies, that such a suitable development will not exceed four homes on one allocated site, consistent with the character and feel of the parish and its very gradual growth over time. There are no 'housing estates' as such within the parish rather an incrementally growing linear format in each village or hamlet, with the occasional cul de sac comprising a mix of housing styles and adaptations.
- 10.3** Residents have commented from the outset about the inappropriateness of new developments of six or eight homes in recent years, which is seen as out of kilter with the character and setting of our villages. (See Questionnaire responses February 2018). It is believed that this size and scale of development should not establish a precedent.
- 10.4** Section 5 of the NPPF (paras 77, 78 and 79) provides guidance relating to the supply of sufficient homes in rural areas. This stipulates that affordable homes should be prioritised where there is an identifiable need; that the vitality of rural communities should be enhanced and maintained; and that isolated individual homes should be avoided unless one or more of the circumstances in NPPF 79 apply.
- 10.5** Appropriate building densities are dealt with in Para 122 of the NPPF by reference to identifiable need and local market conditions, in combination with the availability and capacity of local infrastructure and services and the maintenance of the prevailing character and setting of the existing area.
- 10.6** There have been changes to the status of the emerging local plan while the KENDP has been progressing. The consistent approach to valuing and protecting rural areas from unsustainable or unsympathetic development is a continuing theme from SODC and we look to embody these objectives within the KENDP, taking our Household Survey results as justifications for our specifications.
- 10.7** A significant area within the KENDP designation is Chilterns AONB land or its setting, overlooking or overlooked by such Chilterns AONB designated land. This is expanded upon by the Landscape Sensitivity Study carried out and written by The terra firma Consultancy Ltd in 2018, updated 2020 (**Appendix C1**).
- 10.8** The parish council alongside other parish councils has put forward a request to Natural England that when and if there is a boundary review, the boundary of the AONB in the parishes are reviewed in South Oxfordshire.



■ *Figure 18: Housing Allocation Policy*

10.9 Our Housing Allocation Policy (HDA) specifically allocates one site to be developed, promoting suitable housing development within our parish without compromising on the aspects that make Kidmore End Parish an attractive place to live in.

Housing Allocation Policy (HDA)

10.10 The housing requirement as stated by AECOM in the Site Options and Assessment Report (**Appendix B1**), updated in April 2019, subsequent to the Facilitation Report 2018 (**Appendix B2**), 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 (2011-33) was 26 dwellings.*
- *KEPC advised 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.*

10.11 This housing requirement is also guided by policy H8 in the SODC Local Plan 2035 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 KENDP would be better positioned to determine where development should occur and thus ensure our villages and hamlets grow in a plan led manner.

10.12 The Steering Group therefore focussed 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.

10.13 Once a conclusion had been reached about whether to allocate a site and which site that might be, the Steering group held a community event in September 2019 to test whether the community's views were supportive and whether the themes expressed in May 2018, continued to prevail. See Section 5 for details.

10.14 The responses from the 2018 Household 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 one and four dwellings per site. Residents expressed a preference for semi-detached or detached houses or bungalows. Feedback via the survey was

sought at a time when requirements from SODC were to achieve growth targets of 5 to 10%. However, this requirement of the parish has now been removed.

10.15 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 Gallowtree Common, Cane End and Tokers Green since 2011 whilst one additional dwelling has been given planning permission in Kidmore End. Planning applications throughout the parish continue to be submitted (see Table 1 and Figure 1).

10.16 Taking all of these factors into account, and in line with the outputs of the Household Survey, the KENDP Steering Group recommends an allocation of a small housing development within the parish of three to four dwellings under this Neighbourhood Plan. These houses/bungalows should fit into the surrounding area and house type and be incorporated into a village or hamlet, rather than sit outside. 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.

10.17 It is believed that the allocation of a small site for three to four dwellings would help strengthen the KENDP and demonstrate a positive approach to sustainable development in the KENDP area as required by national and local policy. It would contribute to the continued sustainability the parish's Neighbourhood Plan Area and overall local 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.

10.18 The only site within the KENDP area which rated 'green' in the referenced assessment process, is CFS8 (map 2). This site would be able to accommodate a small development of three to four dwellings. The allocation is in line with SODC development plan policies, the outputs of the Household Survey 2018 (**Appendix E1**) and also the AECOM evidence and further assessments that have been undertaken during the call for sites process (see **Appendix B1**). This site is subject to further scrutiny by OCC Highways (see Housing Requirement and Allocation Paper, **Appendix B3**)

10.19 No brownfield sites were put forward in response to the Call for Sites process.

10.20 As the CFS8 site is within AONB, it is felt of critical importance that the look, scale and density of the development is carefully reflective of the views of the residents expressed in the household survey.

10.21 From the Survey taken at the September 2019 Community Events, discussion and correspondence generated before, during and after those events, the majority of, although not all, respondents supported the conclusions reached and proposals for allocation and development of this one small site were endorsed overall (See **Appendix E1**).

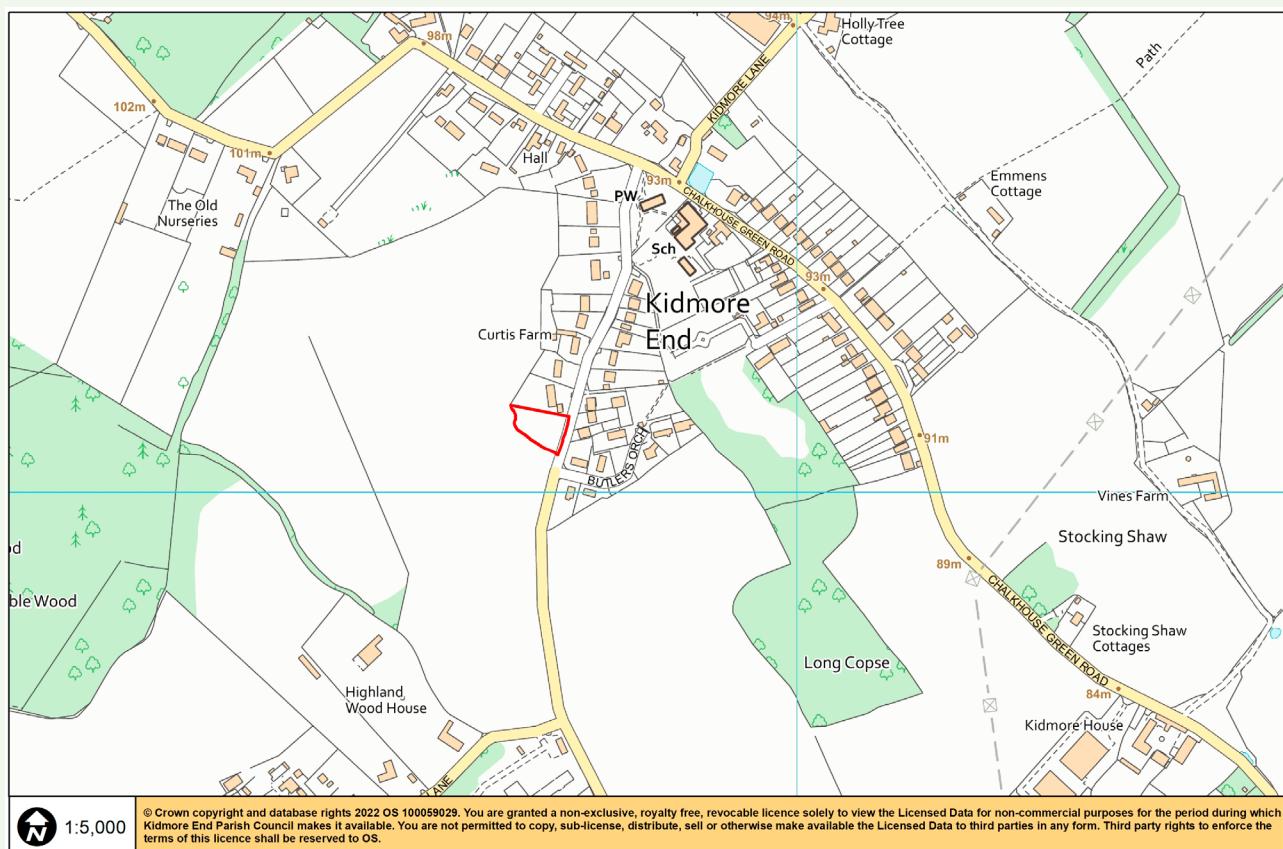
10.22 An indication of overall support for the draft plan was gained during the Regulation 14 Consultation although the proposal to allocate and the suggested site were the subject of some concern to a number of respondents. Following feedback in the Consultation Survey, a CFS8 Design Code has been produced as an illustrative guide to the anticipated design of the CFS8 site (see **Appendix D7**). This supports the Housing Allocation Policy (see Figure 18).



10.23 Policy HDA sets out the detailed approach to the development of the site. It does so by reference to a series of detailed criteria. They include design and landscaping issues (1-3), the size of housing which would be supported (4) and the way in which they are arranged on the site.

10.24 Criterion 4 of the policy sets out the way in which the delivered house sizes should be addressed. Plainly the details will be considered in individual applications. However, as a guide the three-bedroom houses should not exceed 102 square metres of internal floorspace.

10.25 The effect on residential amenity of the construction arrangements should be carefully controlled. This process should include lorry movement, deliveries, working times, lighting and the protection of the existing boundaries to the north and east of the site (insofar as this is consistent with the approved proposals). This can best be achieved by way of the development of a Construction Management Plan.



■ Map 2: CFS8 site map, Tokers Green Lane

Housing Allocation Policy (HDA)

Land off Tokers Green Lane, Kidmore End (as shown on map 2) is allocated for residential development of up to four open market dwellings. Proposals for the development of the site should respond positively to the following criteria:

1. The development of the site should respond to and be in keeping with local character using Local Character and Landscape Policies as a guide;
2. The development should protect and where possible enhance existing tree and hedgerow boundaries to the site, or
3. The western and southern boundaries of the site should incorporate landscaping consistent with that of the residential properties to the north of the site. In particular they should be designed to complement the surrounding countryside and avoid the use of close boarded fences. The use of native hedges, post and rail fences and indigenous trees will be particularly supported.
4. The development should include a mix of housing sizes with no more than three bedrooms in any of the proposed dwellings and include dwellings with less than three bedrooms. All development proposals should ensure the retention of the house sizes in perpetuity through a planning condition or legal agreement as appropriate to the development concerned.
5. The development should establish a clearly defined edge of the village and respect its relationship with the adjacent open countryside.
6. An appropriate access to Tokers Green Lane should be provided and the dwellings should be positioned in a linear, road facing arrangement, with no back fill
7. Adequate off-road parking, turning and bin storage should be provided in a manner commensurate with the reasonable requirements for the size of each dwelling; and
8. No street lighting or unnecessary or intrusive safety lighting is to be incorporated into the design for the site; and
9. Safe access by car or foot from the site should be carefully considered and incorporated into the site plans, taking account of both the needs of the site itself and of the neighbours and passers by; and
10. Building materials should be sustainable and design proposals should take account of opportunities to be carbon neutral and maximise sustainable materials and renewable energy sources; and
11. The overall layout, scale, landscaping and access for the site should respond positively to the Design Code in Appendix D7 of the Plan.

Section 11: Landscape Policies

Introduction

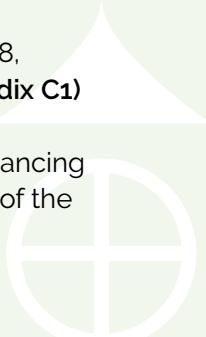
- 11.1** It was widely indicated in both Community Engagement Events and in the open sections of the Household Survey 2018 that inappropriate development might harm the countryside, and blur the natural countryside boundaries of our parish with Reading, enabling seepage into our cherished rurality and eroding our overall local character and distinctiveness, and subsuming it into Caversham or Emmer Green (suburbs of Reading and Mapledurham).
- 11.2** The most prevalent aspect of living in Kidmore End Parish that invited comment in Community Engagements and the Household Survey was the protection of our rural environment and enjoyment of the AONB land and its setting that forms most of our Parish. AONB land is expressly protected by the NPPF and the Local Plan 2035 and covered by an extensive management plan 2019-2024 produced by the Chilterns Conservation Board (CCB) who are statutory consultees in the event of proposed development on AONB land.

Policy Background

- 11.3** Our approach follows national policy as described by the NPPF Ch15 (170a,b and d, 171, 172) and the Local Plan 2035 ENV1. For more information see the Topic Paper on Kidmore End Parish Local Valued Landscape ([Appendix C2](#)).
- 11.4** The SODC Local Plan 2035 supports different levels of growth in Smaller Villages and Other Villages but, subject to certain qualifications, not within the surrounding open countryside. This accords with what our community have

told us about the value of the countryside and in maintaining distinction from Reading's urban character and a strong wish to establish policies that conserve and enhance the countryside within the AONB and between the AONB and Reading. The Local Plan Landscape Policy (ENV1) specifically excludes any strategic development within the parish and sets out policies for appropriate development within the smaller and other villages and open countryside.

- 11.5** The parish of Kidmore End abuts the boundary of Reading Borough, with none of the KENDP area within Reading Borough. The Reading Local Plan, adopted in November 2019, places considerable emphasis on the value of the landscape within and beyond its northern borders. A Key Principle is: e. 'Areas of landscape and heritage importance will be preserved, including the edge of the Chilterns Area of Outstanding Natural Beauty.' The importance of this landscape to Reading Borough is set out in Policy EN13.
- 11.6** The land to the south was examined in detail in 2018 and a Landscape Sensitivity Study undertaken to establish to what extent this area shared landscape features in common with those of the AONB and to what extent it shared visual characteristics and intervisibility with the AONB. The resulting Landscape Sensitivity Study produced in 2018, updated in July 2020 (see [Appendix C1](#)) sets out the characteristics which contribute to conserving and enhancing the character and natural beauty of the AONB.



The Chilterns Landscape of Kidmore End Parish

- 11.7** The landscape character of SODC is described in the Landscape Character Assessment for the Local Plan 2033 by Lepus Consulting November 2017 (LCA 2017). The Parish lies within Character Area 10 Chilterns Plateau with Valleys. This area is sub-divided into three landscape types, the largest of which is LT16: Semi-enclosed dipslope which includes Tokers Green, Cane End and Chalkhouse Green; with LT23: Wooded Dipslope which includes Kidmore End and Gallowstree Common to the north; and the small LT2: Amenity Landscape in the south-east of the Parish. The key characteristics of these areas within the parish are described in the Landscape Sensitivity Study 2018, updated 2020 (see **Appendix C1**) which accompanies the Topic Paper on Kidmore End Parish Local Valued Landscape (**Appendix C2**).
- 11.8** The LCA 2017 describes the priority habitats of the Parish which include deciduous woodland, wood-pasture, traditional orchards, semi-improved grassland and lowland calcareous grassland. Species-rich hedgerows are distributed throughout. The pattern of settlement is typically one of small hamlets and farms scattered amongst extensive woods. Of the two more urbanising local roads, the A4130 does not pass within or adjacent to the Parish, whilst the A4074 passes through the village of Cane End. The Parish has one small power line south of Kidmore End in the AONB. The Parish is largely residential with low densities and a few agricultural businesses. There are few commercial or industrial premises. Two small scale buildings serve the Abbey Rugby Grounds. The Parish is therefore unlit except for the lighting to the rugby grounds. The whole of the Parish is distinguished by its lack of urbanising features.
- 11.9** The Chilterns AONB Management Plan 2019–24 (p10–13) summarises the

special qualities of the AONB. The parish supports the objectives of the Chilterns AONB Management Plan 2019–24 for both the AONB and its setting (D01, D02, D03) as well as its relevant policies (DP1 to DP8, and DP10 to DP15). The Chilterns AONB Management Plan is not part of the statutory development plan, but it may be a material consideration in planning application decisions.

- 11.10** Although the north of the parish lies within the Chilterns AONB and enjoys the protection that is provided by NPPF and local policy, this is not so clearly the case in the southern part of the parish. In response to the community concerns, in September 2018 The terra firma Consultancy Ltd were commissioned to undertake a detailed landscape analysis of the rural countryside land between Chalkhouse Green/Tokers Green and Reading in order to examine the landscape evidence. The report is called the Kidmore End Parish Landscape Sensitivity Study 2018 (see **Appendix C1**). This land lies to the south of the AONB and extends up to the urban edge of Reading. The Study sought to identify whether the landscape met the criteria needed to form a part of the setting of the AONB; and separately whether it should be regarded as a 'valued landscape' in accordance with NPPF 170 a). The Study also looked at the inter-relationship between the settlements of Tokers Green and Caversham. The Study was updated in August 2020 to take into account the latest relevant policy and guidance at national, AONB and local levels.

- 11.11** The Kidmore End Parish Landscape Sensitivity Study September 2018 examined in detail the character, distinctiveness, natural beauty and landscape, ecological, historic and recreational value of the countryside. The Study concludes that the area shares many of the physical, natural and historic characteristics of the AONB, and with a high level of inter-visibility with the AONB,

and therefore contributes to the setting of the AONB. In addition, it concludes that the area has a high number of landscape features of value in their own right over and above those contributing to the setting of the AONB, and that collectively across the area these form a landscape that should be considered as a Valued Landscape under NPPF para 170 a). This is now included within the Local Valued Landscape Policy (LPLV)

11.12 The Study concluded that:

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.

11.13 The findings of the terra firma

Consultancy Ltd report support the community's aspirations for this landscape in the southern part of the parish.

11.14 The Chilterns AONB covers the northern part of the parish and includes the rural villages of Kidmore End and Gallowstree Common and the hamlet of Cane End (Map 3, page 52). The key characteristics of the AONB in this area are set out within the Chilterns Management Plan 2019–2024 and the South Oxfordshire Landscape Character Assessment 2017.

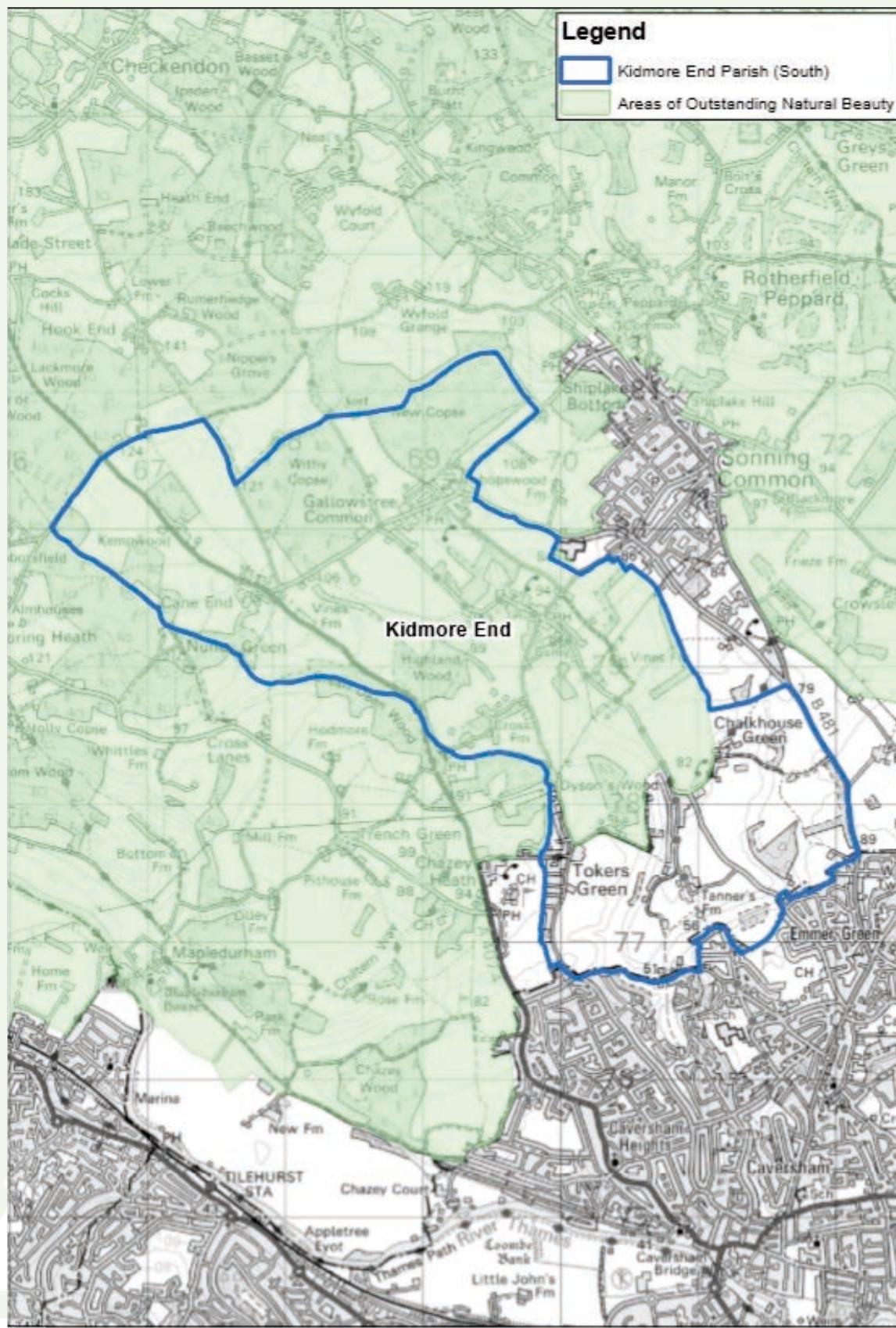
The special qualities include the following:

- Broadleaved woodlands including ancient semi-natural woodlands (ASNW);
- Distinctive rolling landscape of dry valleys and plateau;

- A matrix of chalk grassland, pasture and grassland; with arable land on the plateau;
- The network of ancient routeways and footpaths;
- Locally distinctive patterns and species composition of natural features such as trees, hedgerows, woodland, field boundaries;
- Local Wildlife Sites and BAP Priority Habitats;
- Visually sensitive skylines and topographical features;
- Good scenic quality with a general absence of visually intrusive elements;
- Dispersed and low density settlement pattern linked by narrow winding rural lanes;
- Quiet tranquillity with low light levels, low noise levels, a local road network and minimal commercial activity;
- Listed buildings and their rural settings;
- Important views and visual amenity, including key views from within the Chilterns AONB and back to the AONB.

11.15 Both the AONB and the land to the south up to the boundary with Emmer Green and Caversham form a part of SODC's Character Area 10 Chilterns Plateau with Valleys which covers the rural countryside but excludes the nearby larger settlement of Sonning Common. Relevant guidance for the Chilterns Plateau with Valleys includes for our area:

- Promote, where possible, the conservation of the surviving areas of permanent pasture and promote arable reversion to grassland.
- Strengthen the field pattern by conserving species rich hedgerows and sympathetically maintaining all hedgerows.
- Where appropriate, replant gappy hedges using species such as hawthorn, blackthorn, wayfaring tree,



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■ Map 3: Kidmore End Parish and the AONB

dogwood and spindle, and planting of new hedgerow trees such as oak and ash, and tree belts should be encouraged.

- Promote environmentally-sensitive maintenance of hedgerows, including coppicing and layering when necessary, to maintain a height and width appropriate to the landscape type.
- Maintain the vernacular character of settlements and promote the use of building materials and a scale of development and that is appropriate to this landscape type.
- Minimise the visual impact of intrusive land uses at the fringes of towns and villages with the judicious planting of tree and shrub species characteristic of the area. This will help to screen the development and integrate it more successfully with its surrounding countryside.
- Local building materials should be used, including flintstone and brick or red and blue brick and clay tiles in the Chilterns.
- Maintain the nucleated pattern of settlements, and promote the use of building materials to maintain vernacular style and a scale of development and that are appropriate to Chilterns Plateau with Valleys.
- There are a number of ancient semi-natural woodlands distributed throughout the landscape type and the priority must be to ensure that all these sites are in favourable condition and management.
- Promote small-scale planting of deciduous woodland blocks using locally characteristic species such as crack willow, oak and ash.

11.16 The AONB is well established as an area of the highest value in accordance with NPPF. Paragraph 172 of the Framework establishes that great weight should be given to conserving and enhancing landscape and scenic beauty in the

AONB. The Planning Practice Guidance (PPG) confirms that land within the setting of AONB often makes an important contribution to maintaining their natural beauty. In addition to national policy on this matter, Policy ENV1 of the South Oxfordshire Local Plan safeguards the Chilterns AONB.

Local Valued Landscape Policy (LPLV)

Rationale behind Valued Landscape

11.17 The Topic Paper on Kidmore End Parish Local Valued Landscape (**Appendix C2**) sets out the evidence in support of our Policy LPLV: Local Valued Landscape. The supporting landscape evidence is contained within the Kidmore End Parish Landscape Sensitivity Study September 2018 updated 2020 (**Appendix C1**). In support of our policy approach we have drawn on recent examples, appeal decisions and legal advice.

11.18 The Planning Practice Guidance (PPG) provides further detail to the NPPF. The PPG notes: *Where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence. Policies may set out criteria against which proposals for development affecting these areas will be assessed. Plans can also include policies to avoid adverse impacts on landscapes and to set out necessary mitigation measures, such as appropriate design principles and visual screening, where necessary. The cumulative impacts of development on the landscape need to be considered carefully.* (Paragraph: 036 Reference ID 8-036-20190721)

11.19 A systematic approach to assessing valued landscapes, based on the factors set out in GLVIA Box 5.1, has been supported by Appeals' Inspectors and in the High Court. Mr Justice Ouseley, in *Stroud v SoSCLG3*, has said that valued landscape would

require to have ...*demonstrable physical attributes which would take this site beyond mere countryside, if I can put it that way, but into something below that which was designate*. In addition to national policy on this matter, Policy ENV1 of the South Oxfordshire Local Plan safeguards the Chilterns AONB

- 11.20** A valued landscape therefore does not have to be designated but it must demonstrate attributes or features that take it above the ordinary.
- 11.21** Map 4 (page 56) shows the area proposed for inclusion within the Local Valued Landscape.

Purpose of Policy LPLV

11.22 To conserve and enhance a unified local valued landscape (NPPF 170 a) which includes landscape characteristics which are similar to, or the same as, those found in the AONB or are of special local value. The Local Valued Landscape is noted for its open fields (more open than those typically found in the Chiltern semi-enclosed dipslopes).

Criteria

11.23 In assessing whether development within the Local Valued Landscape is appropriate, the following criteria should be considered:

- Would the development conserve and enhance the integrity of the Local Valued Landscape as a whole; its appearance and intrinsic character and beauty;
- Would the development conserve and enhance the key features of the Local Valued Landscape; the key views and landmarks;
- Can the effect of the development be mitigated whilst still achieving the two criteria above (development should be in keeping with the Local Valued Landscape and should not rely on screen planting to mitigate any adverse effects)
- Well designed small scale

development which is in keeping with the rural character of the Local Valued Landscape, and in line with the Local Plan Policy ENV1, and which is appropriately located and contributes to the health, wellbeing and vitality of the parish will be supported. Examples might be equestrian facilities, agricultural activity, community facilities, signing of cycling and walking routes)

- Development which erodes the tranquillity and environmental quality of the Local Valued Landscape will be discouraged (for example, new lighting including floodlighting; road widening and suburbanising features such as pavements, kerbs, urban signage; noisy installations)

Supporting text

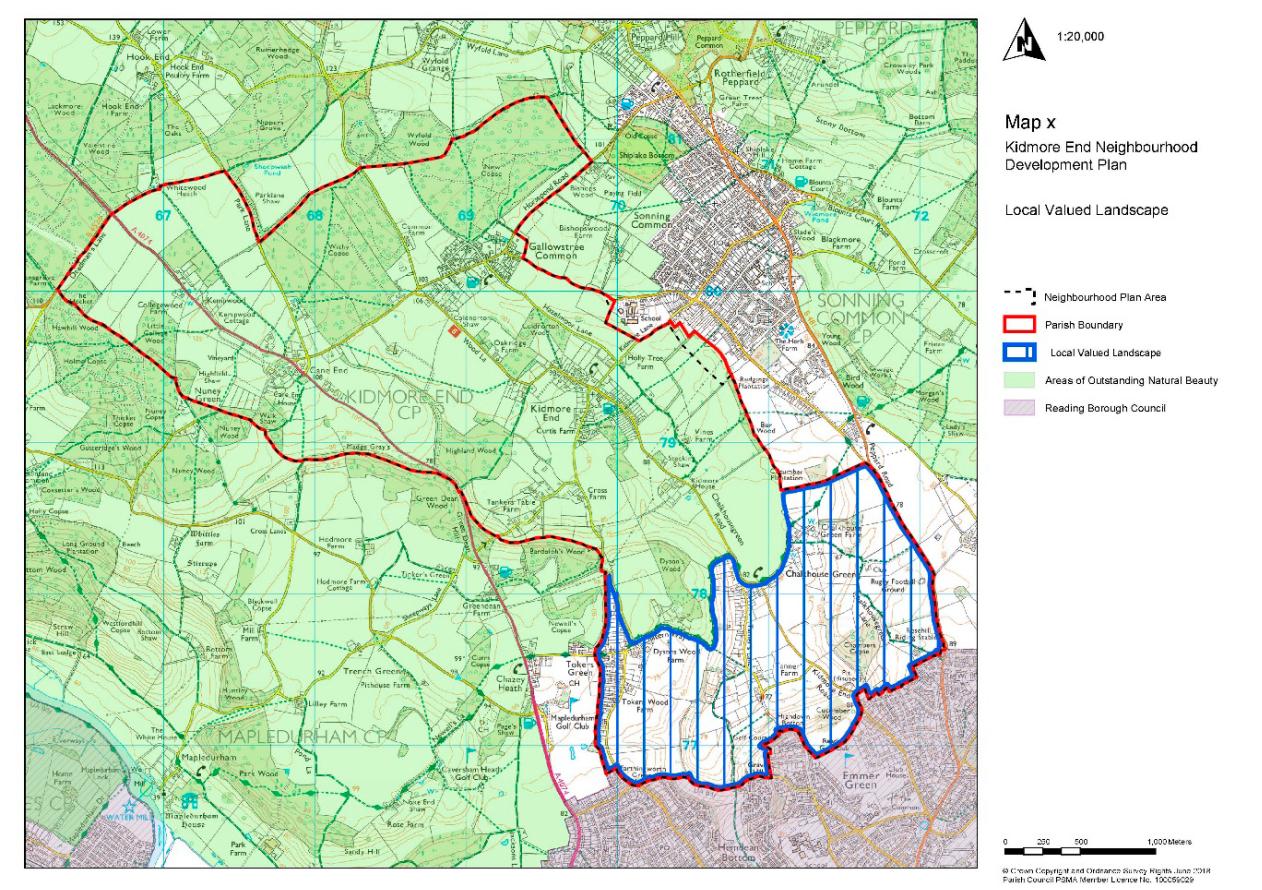
11.24 The Valued Landscape Policy (LPLV) recognises that some parts of the area may not meet the setting criteria. However the area as a whole is shown through the Landscape Sensitivity Study to satisfy the criteria to be a locally valued landscape within the meaning of NPPF 170 a). The land is not currently designated at a national or district level. However NPPF 170 a) clearly states that: *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).*

11.25 The KENDP has identified the area based on rigorous assessment as set out in the Topic Paper on Kidmore End Parish Local Valued Landscape (**Appendix C2**) and Landscape Sensitivity Study 2018, updated 2020 (see **Appendix C1**). In accordance with best practice the area has also been tested against the criteria set out in the Guidance for Landscape and Visual Impact Assessment (GLVIA3) Box 5.1 as set out in The Topic Paper (**Appendix C2b**):

- a. Landscape quality (condition)
- b. Scenic quality
- c. Rarity
- d. Representativeness
- e. Conservation interests
- f. Recreation value
- g. Perceptual aspects
- h. Associations

11.26 The local valued landscape has been shown to have demonstrable physical attributes which collectively and individually raise the landscape well above the ordinary. Our evidence also shows that the area is also of great value to the local community as shown by the results of the Household Survey 2018 (**Appendix E1**).

11.27 The boundaries of the Local Valued Landscape are shown in Map 4 (page 56) and follow features on the ground. The northern boundary follows the boundary of the AONB. To the west the boundary follows the line of trees along the parish boundary up to the boundary of Reading Borough. The southern boundary then continues along the boundary of the parish with Reading Borough. This is also a well defined edge formed by Gravel Hill and the urban edge of Caversham and Emmer Green; with one exception where the character of this area extends into Reading Borough at the Reading Golf Course and there is no boundary feature along the Kidmore End Parish/Reading Borough boundary. The eastern boundary follows the parish boundary along Peppard Road and then along field boundaries to the west of Sonning Common to return to the AONB in the north. With the exception of at Reading Golf Course all the above boundaries follow well defined features on the ground: roads, tracks, urban edges, hedgerows or woodlands.



■ Map 4: The designated KENDP area and Valued Landscape

Local Valued Landscape Policy (LPLV)

The Kidmore End Parish Local Valued Landscape is identified in Map 4. Development proposals should protect and where practicable enhance the physical and visual attributes of the character, quality and appearance of this valued landscape.

Where development proposals are in accordance with Local Plan Policy ENV1 and this policy, any landscape mitigation measures should reflect the prevailing local vegetation pattern and where practicable support the landscape, bio-diversity and heritage objectives for the parish as set out in this Plan.



Section 12: Local Travel and Safety Policies

Safety for all Road Users Policy (LTSRU)

- 12.1** Road safety is an important concern in planning policies in the NPPF (para. 32, 34, 35) and in Saved Policies (T1). These policies seek to improve access for sustainable modes of transport and make access safe for all road users. It is important to note that the majority of roads and lanes in Kidmore End Parish are unmarked and do not have pavements, street lighting or significant amounts of signage. There are no cycle lanes and most roads are too narrow for easy passing by two-way traffic.
- 12.2** There are two main roads within the parish. The A4074 which runs through Cane End between Reading and Oxford and is a fast-flowing busy link road with 40 and 50mph speed limits. The other main road is Horsepond Road which runs

through Gallowtree Common, largely without pavements, and abuts the A4074. This is an increasingly busy and fast road in spite of a speed limit of 30mph through Gallowtree Common and attracts relatively heavy traffic seeking to access the A4074. It is often tricky to enter this road from the quiet lanes that lead up to it. Any developments that impact on the use of these roads will be subject to significant Highways Control.

- 12.3** Any new developments will bring more people, more vehicles and additional vehicle movements (including deliveries and visitors) to the parish. Policies must therefore ensure that any new development does not adversely affect the safety of walkers, cyclists, horse riders and drivers while respecting and protecting the historic fabric of the parish.
- 12.4** Although safe use and enjoyment of roads and paths in the parish was a

Safety For All Road Users (LTSRU)

Proposed developments should not cause an unacceptable reduction in road safety including that of pedestrians, cyclists, horse riders and other road users.

As appropriate to their scale, nature and location, development proposals should address their impacts on:

- Traffic speeds and volumes in the relevant settlement;
- Ability to share all transport infrastructure safely between all road users; and
- Locations where the existing road system is constrained or already in disrepair.
- Mitigation measures to improve road safety using urbanising features such as lights, signage, speed bumps or pavements should be in keeping with the character and rural nature of the parish, where appropriate.

very common concern raised by our Community, the countryside feel of unlit, narrow hedgerowed lanes without pavements is cherished by the Community as being a vital part of our distinctive local character. Lighting, speed bumps, roundabouts and modern traffic calming interventions were not seen as welcome improvements, rather a cautious approach to valuing and preserving these lanes, footpaths and bridleways was favoured. In this rural context footpaths, paths and tracks should not be confused with pavements.

Preservation of Footpaths, Bridleways and Tracks Policy (LTPFBT)

12.5 All settlements within the parish enjoy an abundance of footpaths, tracks and bridleways through open countryside, farmland and woodland, leading to each other or away from the parish. The walking routes in the settlements have evolved over time and in most parts of the parish, pedestrians share road space with

vehicles. Most walking routes are across country, save for those few that are intermittently along the roadsides.

- 12.6** The extensive network of footpaths is a vital part of the parish character and setting. This network exists both within and surrounds the parish, connecting the built area and open spaces, as well as providing a practical and traffic-free means of communication, exercise and access to open space and views of the countryside.
- 12.7** Paragraph 75 of the NPPF talks of protecting and enhancing public rights of way and access. In this context, the open countryside and green footpath network around Kidmore End Parish provides a ready-made asset to promote human well-being and deserves to be nurtured and enhanced.
- 12.8** The extensive footpath network provides access to the open countryside which is an important feature of the parish surroundings, and is highly valued for their visual impact in providing a setting for the parish, separating it from Reading

Preservation of Footpaths, Bridleways and Tracks Policy (LTPFBT)

Proposed development should protect the existing rights of way network and their ambience and provide enhancements, where possible, to the existing network.

As appropriate to their scale, nature and location, development proposals should also:

- encourage sustainable means of transport, including measures to provide for and where possible enhance ease of use by pedestrians, cyclists and horse riders;
- be well located to reduce reliance on private cars and instead to provide safe and convenient walking, riding and cycling routes to local services and facilities; and
- seek to preserve the open countryside characteristics of this network.

and Sonning Common and providing a soft transition from the built environment to the agricultural fields and woods. The rural and agricultural environment surrounding the village is also an important feature of the character of the area and highly valued by local residents. The care and management of the local farming community is an important contributor to the overall landscape setting of the parish.

Safe Access and Parking Policy (LTSAP)

- 12.9** Within Kidmore End village people can walk to the key facilities including the school, the nursery, the parish rooms, the church, and the pub. The ability to do this is one of the attractions of living in this small community. Many people drive to these amenities from outside the parish or from within the parish. There are no public car parks within the parish.
- 12.10** There is a car park adjacent to the Diamond Jubilee Pavilion which serves users of the recreation ground, and there is a car park for patrons of the New Inn in Kidmore End which the present landlady makes available to parents dropping off at Kidmore End Primary School. The Primary School itself permits parking on its playground on Sundays for churchgoers and there are a number of villagers who

occasionally permit parking within their property boundaries.

- 12.11** Parked vehicles on the roads are evident in many areas of the parish. Many of the older properties were built long before the advent of motorised vehicles and even some more modern houses were designed with only one vehicle in mind.
- 12.12** Throughout the settlements, parking on road is problematic and can be dangerous. This is particularly in evidence at school drop off time and when large vehicles, such as tractors, delivery vans, lorries, buses and refuse trucks need to use the road network throughout our parish. This also raises safety issues for other road users, such as pedestrians, cyclists and horse riders. There is additionally a question around access to and from the parish by emergency vehicles that may not be able to squeeze past road parked vehicles.
- 12.13** Developments are encouraged to incorporate adequate, safe and secure parking for vehicles and cycles. Vehicle parking should be provided in a discreet and sensitive manner. The following policy ensures any new developments do not make the situation worse. The policy sets out to require that new development provides appropriate levels of off-street parking. This will reduce the potential for additional on street parking.

Safe Access & Parking Policy (LTSAP)

Development proposals should provide off-road parking by delivering innovative and attractive arrangements which complement the character of the area and which meet the County Council's standards.

In particular, car parking provision should be designed to take account of the continuing lifecycle of the development.

List of Appendices

Appendix A: Additional Parish Maps

- 1) Cane End
- 2) Chalkhouse Green
- 3) Gallowtree Common
- 4) Kidmore End
- 5) Tokers Green
- 6) Satellite Image

Appendix B: Housing and Policy

- 1) Kidmore End Site Options and Assessment Report: November 2018 (with minor updates April 2019)
- 2) Kidmore End Facilitation Report: December 2018
- 3) Housing Requirement and Allocation Paper: July 2019, updated January 2020, and further updated March 2021
- 4) Evidence Base & Policy Development Report: September 2019
- 5) Kidmore End Facilitation Report: November 2020

Appendix C: Landscape

- 1) Kidmore End Parish Landscape Sensitivity Study: September 2018, updated August 2020
- 2a) Topic Paper on Kidmore End Parish Local Valued Landscape: August 2020
- 2b) Appendix Local Valued Landscape Assessment

Appendix D: Policy Appendices

Visual & Spatial Character updated March 2021

- 1) Kidmore End
- 2) Gallowtree Common
- 3) Tokers Green
- 4) Chalkhouse Green
- 5) Cane End
- 6) Green Spaces

Housing Allocation updated February 2022

- 7) CFS8 Design Code

Appendix E: Community Engagement

- 1) Household Survey 2018 results
- 2) September 2019 survey results
- 3) NDP Community Q & A, September 2019: updated July 2020
- 4) Community Concerns v. Policies Matrix, updated March 2021
- 5) Consultation Statement Documentation, March 2021:
 - Sub Appendix 1: Table of Community Engagement
 - Sub Appendix 2: Regulation 14 Comments and Responses
 - A: Regulation 14 Consultation Survey Feedback, 2021
 - B: Regulation 14 Comments by email / post
 - Bi: Comments by email and post supporting documents



Appendix F: Official Documents

- 1) Kidmore End Designated Area Letter
- 2) Strategic Environment Assessment (SEA)
Screening Statement
- 3) Basic Conditions Statement, April 2021