



## Local people Local Plan

### **Formal Consultation on the Draft Plan**

We appreciate that these are unsettling times for everyone and that your thoughts may well be elsewhere, but we would greatly appreciate you offering your views about the important issue of the future development of the parish.

With your support and input, the Neighbourhood Plan Group has now developed a draft Lewknor Parish Neighbourhood Plan for consultation. This sets out the draft policies for planning and land use that will influence local planning policy across the Parish over the next 20 years and you are invited to tell us what you think of the Draft Plan. Your views are very important in ensuring that the policies for planning and land use are aligned with the community's wishes. This consultation period runs for seven weeks from 13 June to 31 July 2020. You are invited to give your views by the closing date of 31 July 2020. Your responses will be anonymous.

This questionnaire presents these draft policies for you to support or object to and to comment on. The draft Lewknor Neighbourhood Plan is available online at [www.lewknorparishnp.org](http://www.lewknorparishnp.org). If you wish to read the full document, which amounts to some 190 pages, and do not have access to the internet please call us on 01865 600936 and a copy will be delivered to you.

Under normal circumstances the process would provide the opportunity for face to face group consultations, however, this is not a requirement and, due to the current coronavirus (COVID-19) situation, we have agreed with South Oxfordshire District Council ("SODC") that it is not appropriate to hold these group events. In the absence of group consultations, if you have questions about the plan you are welcome to call us on 01865 600936 or email [lpnp.consult@gmail.com](mailto:lpnp.consult@gmail.com).

**For reasons of hygiene and also for ease of analysis we would greatly appreciate you completing the questionnaire online at the following address:**

**[www.surveymonkey.co.uk/r/LewknorParishNP](http://www.surveymonkey.co.uk/r/LewknorParishNP)**

**Please don't worry however if you do not have access to the internet as you can complete and return this paper copy of the questionnaire;** there are three ways you can return a paper copy to us:

- Post it through the letterbox of 8 Weston Road, Lewknor (the door is along the drive)
- Post it to "Lewknor Parish NP, % 8 Weston Road, Lewknor, Watlington OX49 5TU". This is likely to require large letter postage rate
- Phone 01865 600936 and one of us will collect it from your home

**All responses must be received by the closing date of 31 July 2020.**

### **Why your views are important**

The Plan aims to reflect what residents would like to see for the future of the parish in terms of planning and land use, so making your views known or reminding us of them at this stage is really important. They will be considered by the Neighbourhood Plan Steering Group in preparing the revised version of the plan and will be submitted alongside the plan to South Oxfordshire District Council in order for it to carry out its formal review.

### **What is a Neighbourhood Plan?**

A Neighbourhood Plan is about the use and development of land and buildings. Once it becomes a 'made plan' it has to be taken into account by planners when considering any planning applications. It must align with the National Planning Policies and those in the South Oxfordshire District Council's (SODC's) Core Strategy and Local Plan. It is not a tool to stop development, but rather to give greater say on potential changes in the area.

### **What issues does our Neighbourhood Plan cover?**

These are some of the things a Neighbourhood Plan can consider:

- How should we preserve and protect the rural, environmental and historic areas of the villages?
- Is there an appropriate mix of housing?
- What should new buildings look like?
- Can the infrastructure cope with more growth?
- Should more employment opportunities be encouraged within or close to the villages?

### **Neighbourhood Plans cannot:**

- Be written with no input or support from the community
- Prevent or block any development from ever taking place
- Propose less growth than that set out in SODC's planning policies
- Make policies outside the plan area
- Deal with district or county matters such as waste or major infrastructure e.g. changes to highways

Neighbourhood planning is not a legal requirement but it is a community right. Once a Neighbourhood Plan has successfully passed an independent examination, a public referendum will be held for those residents listed on the electoral register. If 50% of those who vote approve the plan then it will be 'adopted' by SODC and the 'made plan' becomes a legal document influencing future planning applications.

### **What is in the Plan?**

From previous consultations you told us you want the plan to include these key planning issues:

- To protect the scale, character and setting of the Lewknor, Postcombe and South Weston in the Parish
- To conserve and enhance the natural environment
- To ensure that any future development is within the capacity of the local Infrastructure and facilities.
- To promote sustainable development and to respond positively to any need from within the Parish for more houses

The Lewknor Parish Neighbourhood Plan Steering Group has drafted policies to reflect these issues and these are contained within this questionnaire.

There are two parts to the following questionnaire:

- Part A is to indicate whether you support or reject the plan and
- Part B which contains each Policy where you can indicate your support or objection and provide comments on how any policy should be altered to better reflect your feelings. It is really important to us that, if you object to a policy, you give us your opinion as to why so that we can try to address this concern.

## QUESTIONNAIRE

Where are you resident?

- Lewknor
- Postcombe
- South Weston
- Elsewhere in the parish
- Outside Lewknor Parish (Please state your connection to the parish, e.g. employee of a business in the parish)

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PART A:

### **THE PLAN**

Please tell us if you support or object to the overall plan by ticking one of the boxes.

Please add comments.

If you object please let us know what changes you think are needed to overcome your concerns.

Support:

Object:

Comment:

PART B:

## THE POLICIES

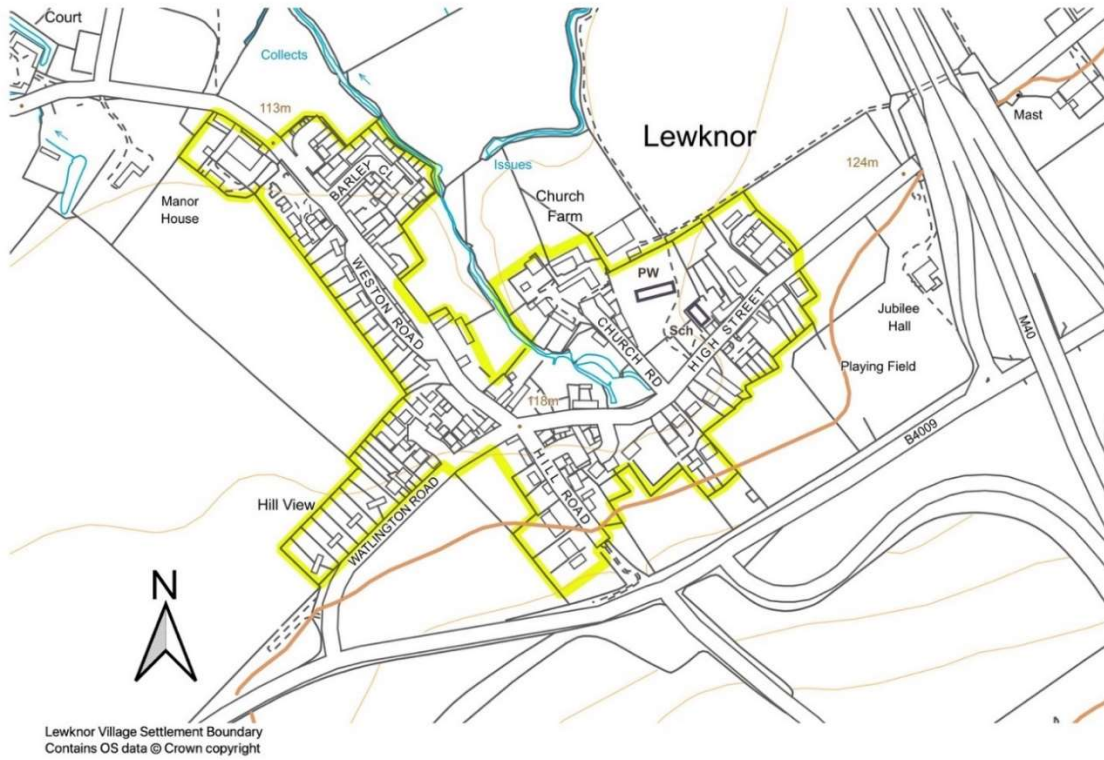
Please add comments if you would like to. If you object please let us know what changes you think are needed to overcome your concerns.

### Policy SS1: Settlement boundaries – Lewknor and Postcombe

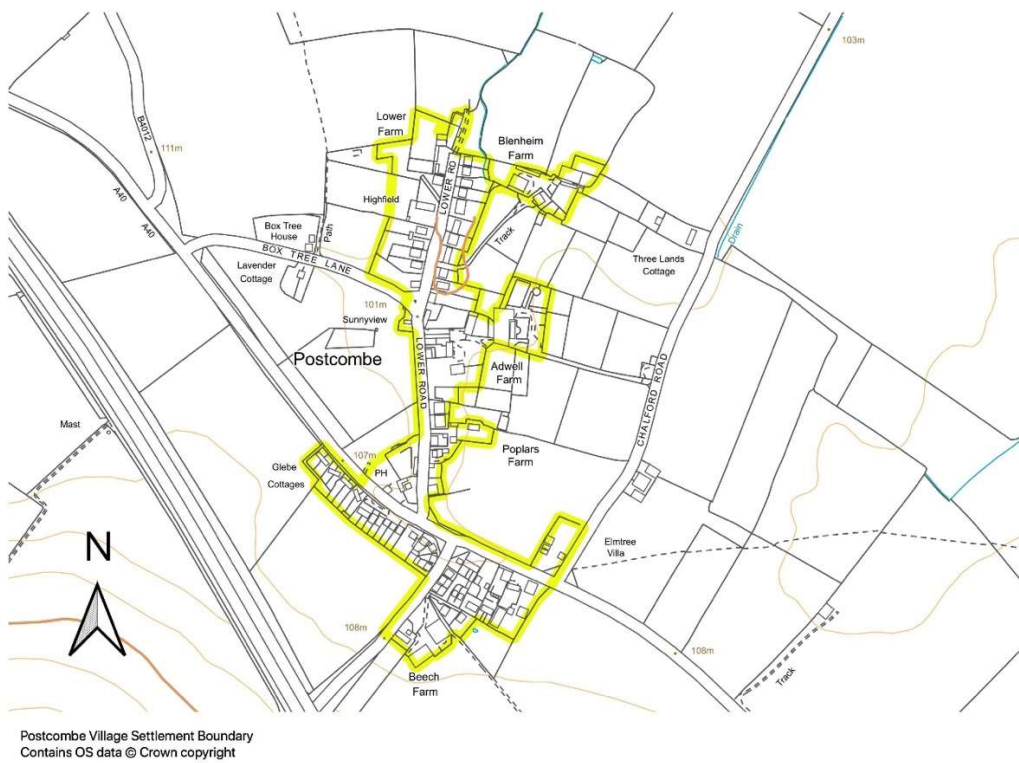
- i. The Neighbourhood Plan defines settlement boundaries at Lewknor and Postcombe, as shown on Policies Maps 2 & 3
- ii. The settlement boundaries around the two villages of Lewknor and Postcombe are there to distinguish between the built-up areas of the Parish and the surrounding countryside
- iii. Within the settlement boundaries housing infill development will be supported where it contributes positively to local character and reflects the scale of the village
- iv. Within the Conservation Areas infill development should conserve or enhance the special architectural and historic character of these areas
- v. Development within settlement boundaries will be supported subject to other Neighbourhood Plan policies provided that the development, individually or cumulatively, would not result in an extended linear form of development along a geographical feature, such as a road or watercourse, which would be out of keeping with the historic nucleated development form of the relevant village<sup>1</sup>
- vi. Proposals for development outside the boundaries will only be supported if they accord with policies of the Development Plan that manage development in the countryside

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<sup>1</sup> "There has been some further linear development that extends along Watlington Road and an infill scheme on Weston Road but none of this has notably diluted the sense of a compact nucleated village core" Planning Appeal Inspectorate, Appeal Ref: APP/Q3115/W/18/3200335 Watlington Road, Lewknor



Map 2 – Settlement Boundary for Lewknor Village



Map 3 – Settlement Boundary for Postcombe Village

Support:

Object:

Comment:

**Policy CH1: Conserving Heritage**

Development proposals within or next to the Conservation Area or relating to or next to existing buildings of 100 years or older must conserve or enhance the area to which the development proposal applies

Support:

Object:

Comment:

## Policy CH2: Landscape Character

Any development should conserve and enhance the landscape character area in which it lies having regard to the South Oxfordshire Landscape Character Assessment document. All new development which could have an impact on the Chilterns Area of Outstanding Natural Beauty (AONB) or setting of the AONB should be accompanied by a Landscape Visual Impact Assessment (LVIA) following the Guidelines for Landscape and Visual Impact Assessment, latest edition, as part of an application.

Development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest.

Any development proposals must respect:

- i. the location of the Parish within the setting of the AONB and should not detract from the AONB and its setting
- ii. the AONB as an Intrinsically Dark Landscape
- iii. the geodiversity of the Parish

Support:

Object:

Comment:



### Policy CH3: Protection of Views

- i. Developments shall conserve or enhance the local character of the landscape
- ii. Certain views in the Parish are specified in the Lewknor Parish Protection of Views Assessment (Appendix 3) as being of special significance for the character and setting of the Parish and its villages:

- 1) St. Margaret's Church, Lewknor - from the north-west
- 2) Lewknor & Beacon Hill - from the west
- 3) Lewknor - from Salt Lane
- 4) Lewknor and South Weston - from Beacon Hill
- 5) Postcombe - from Beacon Hill
- 6) Lewknor - from Bald Hill
- 7) South Weston & Adwell Cop
- 8) Entrance to South Weston - in direction of Adwell
- 9) Towards Rectory Lane, South Weston - from junction of Salt Lane and Weston Road
- 10) Beacon Hill - from the London Road at Postcombe
- 11) Postcombe & Chiltern escarpment - from the west
- 12) Beacon Hill - from Beacon View, Lewknor
- 13) Beacon Hill - from Nethercote Lane, Lewknor
- 14) Bald Hill - from north-west of St Margaret's Church, Lewknor

Any proposed developments should have negligible impact on any of these views. All development proposals which could have an impact on any of these protected views should be accompanied by a Landscape and Visual Impact Assessment.

Support:

Object:

Comment:

#### **Policy CH4: The Chilterns Area of Outstanding Natural Beauty**

Permission for major developments in the Chilterns Area of Outstanding Natural Beauty will be refused unless exceptional circumstances prevail and where it can be demonstrated that development is in the public interest as defined by national planning policy. Planning permission for any proposal within the Chilterns Area of Outstanding Natural Beauty, or affecting the setting of the Chilterns Area of Outstanding Natural Beauty, will only be granted when it:

- i. conserves and enhances the Chilterns Area of Outstanding Natural Beauty's special qualities, distinctive character, tranquillity and remoteness in accordance with national planning policy and the overall purpose of the Area of Outstanding Natural Beauty designation
- ii. is appropriate to the economic, social and environmental wellbeing of the area or is desirable for its understanding and enjoyment
- iii. meets the aims of the statutory Chilterns Area of Outstanding Natural Beauty Management Plan, making practical and financial contributions towards management plan delivery as appropriate
- iv. complies with the Chilterns Building Design Guide and technical notes by being of a high-quality design which respects the natural beauty of the Chilterns, its traditional built character and reinforces the sense of place and local character
- v. avoids adverse impacts from individual proposals (including their cumulative effects), unless these can be satisfactorily mitigated

**Support:**

**Object:**

**Comment:**

### **Policy DC1: Character of Developments**

New developments and extensions to properties should be in harmony with the rural character of Lewknor Parish and its landscape and enhance the sense of place and local distinctiveness. Development proposals will be supported where they meet the following criteria:

- i. implement the best practices set out in the Chilterns Buildings Design Guide
- ii. where a Design and Access Statement is required and the development is in the Chilterns Area of Outstanding Natural Beauty or its environs it should explain how it complies with the Chilterns Buildings Design Guide
- iii. the density, scale and arrangement of buildings should reflect that of the respective settlement area
- iv. where building(s) on one side of a road are close to the roadside, any building(s) on the opposite side of the road should be set well back from the roadside in order to maintain a sense of openness
- v. preserve historic plot boundaries, hedgerows and enclosure walls

**Support:**

**Object:**

**Comment:**

### **Policy DC2: Design Principles**

An application for a new development or for changes to existing buildings, including extension or change of use, must demonstrate how the design and layout fits in with the local character of the area and includes each of the following points:

- i. provision of a high-quality design
- ii. have regard to how their landscape schemes, layouts, access and public open space provision and other amenity requirements may contribute to the maintenance and improvement of the surrounding area

- iii. boundary treatments to highways and village lanes should comprise native hedgerow, or stone, brick or flint boundary walls as appropriate to the immediate context of the site
- iv. boundary treatments to the front of properties should be soft (lawn, low hedges, trees, planting) and/or low stone/brick walls/picket fencing
- v. keep skies dark at night by using light only where and when needed. All new lighting should be the minimum required and meet or exceed guidance for intrinsically dark zones. Avoid architectural designs that spill light out of large areas of glazing<sup>2</sup>.
- vi. proposed parking arrangements for residents and their visitors incorporate solutions that avoid large expanses of communal parking or the loss of vegetation along the roadsides and do not necessitate parking on village lanes
- vii. unless impracticable, garages must be built in direct association with the houses whose inhabitants may be expected to use them. They must be spacious enough to accommodate modern cars and bicycles. Proposals for separate parking areas would not be permitted unless alternative provision is impracticable. In such instances they should be small, discreet and located out of view of the road
- viii. provision must be made for adequate storage space for bins and this should not detract from the street scene
- ix. any new road is in keeping with the form of existing roads and lanes within its village
- x. roads and footpaths must not feature street and/or path lighting unless it is a requirement of a statutory body, in which case it should use optimal green solutions
- xi. it should not include the installation of kerbs to new or existing village lanes or roads
- xii. new development should not have a detrimental impact on the local highways network, especially with regard to the rural country lanes which are unsuitable for high volumes of traffic or large vehicles
- xiii. developments should contribute to the provision of cleaner air and reduce pollution by adopting techniques which minimise or avoid greenhouse gases and dust

**Support:**

**Object:**

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<sup>2</sup> Chilterns Management Plan -policy DP 8

Comment:

**Policy DC3: Sustainable Design**

Any new development must, and any changes to existing buildings should, demonstrate:

- i. the provision of energy and water efficient, environmentally sensitive construction, using sustainable and recyclable materials, and including renewable energy sources which have been informed by and which complement the local character and rural surroundings
- ii. how the development has been made “future proof” for the provision of modern technology such as high-speed broadband, electric vehicle recharge points and ground or air source heat pumps

Support:

Object:

Comment:

## Policy EN1: Wildlife and Biodiversity

Development proposals should comply with the following biodiversity principles:

- i. Loss of mature trees, hedgerows or other form of wildlife corridor should be avoided, either as part of a landscape scheme and layout or as part of the construction works of a development scheme. Where the loss of a mature tree or hedgerow is unavoidable, the proposals must make provision on site for UK sourced and species-specific equivalent replacements
- ii. Where appropriate, incorporate landscape schemes which use local indigenous trees and features which form part of the vernacular in the immediate area
- iii. On-site biodiversity enhancements such as new roosting features for bats or nesting features for birds (including for use by swifts, swallows and house martins) should be incorporated into the fabric of the development
- iv. Protection of wildlife corridors which allow wildlife to move from one area of habitat to another. Fences, walls or hedges should be designed to incorporate features which allow safe dispersal of wildlife through areas of green space and gardens
- v. Development proposals should be planned so as to avoid deterioration in the ecological status of the Parish's chalk streams
- vi. Development should retain or provide a buffer adjacent to the watercourse of natural or semi-natural habitat, free from built development and parking areas
- vii. Wherever possible, piped water courses shall be re-opened and existing open water courses retained
- viii. Any flood attenuation ponds and new areas of recreational green space required as part of any new development shall be designed to encourage nature conservation and biodiversity
- ix. Proposals for new development must include details of how the biodiversity and wildlife environment of the site would be enhanced

Note: Biodiversity net gain should be assessed using a recognised assessment method, such as the DEFRA biodiversity offsetting metric

Support:

Object:

Comment:

**Policy EN2: Aston Rowant National Nature Reserve**

Development will be supported if it:

- i. Maintains, conserves and enhances Aston Rowant National Nature Reserve/Site of Special Scientific Interest/Special Area of Conservation. Any proposals which do not comply would not be supported
- ii. Complies with the Conservation of Habitats and Species Regulations 2017 with regards to Aston Rowant Special Area of Conservation
- iii. Results in a biodiversity net gain for the Parish.

Support:

Object:

Comment:

**Policy EN3: High Grade Agricultural Land**

Proposals for development on land outside the built-up part of the Plan area in the areas shown as Excellent and Very Good Agricultural Land will not be supported, unless the development is necessary and suitable for a countryside location.

Support:

Object:

Comment:

**Policy FI1: Local Green Spaces**

New development will not be permitted, except in exceptional circumstances, on the Lewknor Parish Local Green Spaces:

- i. Knapp Farm Orchard
- ii. School Playground
- iii. Allotments and former watercress beds
- iv. Land between Leathern Bottle and the watercress beds
- v. Verges at entrance to Lewknor village
- vi. Wooded area next to Box Tree House

These are detailed in Appendix 2.

Support:

Object:



Comment:

**Policy FI2: Community Facilities**

- i. Proposals which include development of new or the extension of existing community facilities including the support of community learning and wellbeing will be supported
- ii. Support will be given to proposals to improve ease of access for all residents to community facilities
- iii. Support will be given to schemes which conserve existing community buildings in order to maintain, extend or develop new community facilities and services

Support:

Object:

Comment:

### **Policy FI3: Sustainable Movement**

- i. Proposals for development adjoining a public footpath or bridleway should maintain their rural character
- ii. Proposals which improve disabled access to the villages including the provision of dropped kerbs in existing kerbs where needed will be supported
- iii. Support will be given to proposals which deliver good pedestrian and cycle connections by creating new, improved or extended footpaths, bridleways and cycle paths
- iv. Proposals which provide safe pedestrian routes to the village school and pre-school avoiding areas of the villages where no pavement exists will be supported

**Support:**

**Object:**

**Comment:**

### **Policy FI4: Green Energy**

Proposals for individual and community scale renewable energy schemes will be supported subject to the following criteria:

- i. the siting and scale of the proposed development does not detract from the setting and its position in the wider landscape
- ii. the proposed development does not create a negative impact on the amenities of local residents
- iii. the proposed development does not have an adverse impact on a feature of natural and biodiversity importance
- iv. Siting of green energy sites will not cause detrimental impact to the views detailed in Policy CH4 "Protection of Views"

**Support:**

**Object:**

Comment:

**Policy FIS: Utilities**

- i. Water supply  
Development proposals will be supported, provided it can be demonstrated that, where appropriate:
  - the sewer network can accommodate the additional demand for sewerage disposal either in its existing form or through planned improvements to the system in advance of the construction of the development; and
  - they will not increase risk from fluvial flooding or any other source of flooding, including surface water flooding
- ii. Communications, Broadband & IT services  
Support will be given to development proposals which enhance access to the current and future generation of landline, mobile and broadband networks, providing they do not detrimentally impact the character, any views or biodiversity

Support:

Object:

Comment:

## Policy F15 - Employment, Economic and Commercial Development

Where there would be no adverse impact on the local area:

- i. Any commercial development should:
  - be for business which is not incompatible with the character of the Parish
  - reflect the character and appearance of the immediate locality in terms of its height, scale, design and density
  - protect the amenities of neighbouring properties, for example residents' quiet enjoyment of their properties
  - not bring additional heavy goods traffic to the village roads
  - provide adequate parking, servicing and access arrangements in accordance with the most recently published standards of Oxfordshire County Council
- ii. Proposals which support the area's tourism industry and conservation led initiatives will be supported provided they:
  - are relevant to their locality
  - are located, and designed to suit the character of the local landscape
  - do not harm the scenic beauty of the Chilterns Area of Outstanding Natural Beauty and its setting or the special character and appearance of the Conservation Areas
- iii. Proposals, such as intensively housed livestock, polytunnels or greenhouses, which fundamentally change the existing character of the agricultural landscape would not be supported

Support:

Object:

Comment:

**Policy HO1: Housing Mix**

Proposals for new residential development should consist of a mix of properties appropriate for the prevailing needs of the Parish.

Support:

Object:

Comment:

**Policy TH1: Parking**

Any developments which may lead to a significant increase in traffic should be accompanied by a travel plan which seeks to maximise the use of sustainable modes of transport, thereby minimizing the traffic within the villages.

Support:

Object:

Comment:

## Policy TH2: Vehicle Traffic

Proposals will be supported which mitigate the impact of vehicle traffic by:

- i. Ensuring that traffic calming measures and signage are in character with the rural nature of the Parish
- ii. Allocating land for natural screening, such as tree planting, to reduce noise and light pollution from the motorway

Support:

Object:

Comment:

### What Happens Next? (Timescale)

