



RESPONSE TO INITIAL COMMENTS OF THE INDEPENDENT EXAMINER



Chalgrove Neighbourhood Development Plan



Chalgrove NDP / Parish Council response to the Examiner's further comments on the submission version of the Chalgrove Neighbourhood Plan (CNDP) 19 / 6 /2018

Policy C1 -

Examiner Comment - set out below a paragraph from my draft report, dealing with the element of the policy identifying the types of development that could take place outside the built-up area. It must be remembered that the neighbourhood plan policy will cover a number of commercial sites, both on and around the Airfield as well as on farms. My concern relates to how the policy stands against Secretary of State policy for the countryside and economic development.

I would welcome suggestions from the Parish Council on how Policy C1 could be amended to address the above issues.

Response - The Parish Council have amended policy C1 to address these issues as follows. The text highlighted in red has been added, a copy of the proposed amended policy is attached.

"Appropriate development outside of the built area would be: Agriculture; Forestry; Recreation grounds; Sports pitches; Flood alleviation; Wildlife conservation area; Wildflower meadow; Allotments; **Reuse of existing buildings in the countryside, as allowed by Paragraph 55 of the NPPF; Diversification of agricultural and other land-based rural businesses and Operational development necessary for existing businesses so long as the development does not encroach upon the open countryside**".

Policy C2 - Examiner Comment - I am satisfied that the policy works in terms of development within and adjoining the built-up area. However, the criteria do not appear to be relevant to development away from the village, particularly non-residential development. As written, the policy relates to **all** development within the plan area. I am minded to restrict its applicability to development that is within or adjacent to the built-up area. I would welcome the Parish Council's views on that approach.

Response - The Parish Council have amended policy C1 to clarify this point, as follows. The text highlighted in red has been added; a copy of the proposed amended policy is attached.

"**Within the built-up area of Chalgrove and/or sites allocated for development in policy H1 of the CNDP and/or the South Oxfordshire Development plan**, permission for new development proposals will be granted where they reflect and enhance the character of Chalgrove, reinforce local distinctiveness and create a sense of place."

Policy H1 - add the Land East of Chalgrove as an allocation in the Plan

Examiner Comment - I would appreciate hearing the Parish Council's views on this proposal which is to add Land to the East of Chalgrove as an allocation for up to 120 dwellings in line with its outline consent. I would need to insert an additional aerial view of the site to identify its extent, in the same way that Map 4 does. It will also need a change to the justification of the policy, which may be useful to draft at this stage. It would also need to amend the Sustainability Appraisal.

Response – The Parish Council accepts that with the uncertainty around the proposed strategic allocation at Chalgrove Airfield it is reasonable for Chalgrove to allocate sufficient sites to meet the housing requirements for larger villages, as set out in the Local Plan. A minimum of 15% increase in housing numbers, plus the historic allocation in the Core Strategy, less the 16 commissions / completions since the publication of the emerging local plan. This gives an allocation of a minimum of 232 homes over the plan period. The Parish Council accepts the proposal to include Site 7 (Land East of Chalgrove) as an allocation within the Plan for up to 120 homes. Policy H1A will be amended to include this site and Policy H1B (site specific policy) will be created. Additional maps have been requested from SODC. The Justification and Sustainability Appraisal will also be amended.

The Parish Council have created the first draft of the revised site allocations, justification and sustainability appraisal which has been submitted to the District Council to carry out an appropriate public consultation.

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Policy C1 – Development Within the Built-up Area

Within the built-up area of Chalgrove and/or sites allocated for development in policy H1 of the CNDP and/or the South Oxfordshire Development plan, applications for development will be supported, provided, the development conforms to other policies in this Plan.

The built area is defined by the boundaries of permanent, non-agricultural buildings located around the edge of the village, where such properties are directly connected to the village's main, singular form. The built area therefore does not include:

- Individual buildings or groups of dispersed buildings that are separated by farmland or paddock land from the continuous built-up area of the settlement;
- Large gardens, paddocks and other undeveloped land in the curtilage of buildings on the edge of the settlement, where they provide a transition between the surrounding countryside and the built-up areas of the settlement;
- Agricultural buildings and associated land on the edge of the settlement;
- Or outdoor sports and recreation facilities and other formal open spaces on the edge of the settlement.

Infill development on the edge of the built-up area is not excluded by this policy provided it conforms to other policies in this Plan.

Appropriate development outside of the built area would be: Agriculture; Forestry; Recreation grounds; Sports pitches; Flood alleviation; Wildlife conservation area; Wildflower meadow; Allotments; **Reuse of existing buildings in the countryside, as allowed by Paragraph 55 of the NPPF; Diversification of agricultural and other land-based rural businesses and Operational development necessary for existing businesses so long as the development does not encroach upon the open countryside.**

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Policy C2 - Design and Character

Within the built-up area of Chalgrove and/or sites allocated for development in policy H1 of the CNDP and/or the South Oxfordshire Development plan, permission for new development proposals will be granted where they reflect and enhance the character of Chalgrove, reinforce local distinctiveness and create a sense of place.

In order to ensure that new development reflects and enhances the character of Chalgrove it should be designed to meet the criteria set out below:

- a) The form and scale of the buildings should reflect the neighbouring properties. Buildings should be a maximum of 2 storeys in height (based on a residential storey of 3 metres). The size of the roof should be proportional to the rest of the building and should not be designed disproportionately large in order to accommodate large amounts of additional living space.
- b) The buildings should be set back from the street, with a varied building line providing visual interest.
- c) The materials used should complement the traditional materials used in the village (light coloured brick, stone, and tile).
- d) Visual interest and richness should be created by varying the position of buildings, the building line, their features and detailing.
- e) Boundary treatments to the front of properties should be soft (hedges, trees, planting) and/or low stone/brick walls.
- f) Residents parking should be located on-plot, in the first instance, as set out in Policy H4 (Residential Parking) of this plan.
- g) On-street parking for visitors (and residents where it has been shown that on-plot parking is not practical) should be designed as a formal part of the street and should allow for the passing of two vehicles. In parts of the development where on-street parking is not required the design of the development should seek to discourage anti-social parking from taking place.
- h) Adequate storage space should be provided for bins and the design of the storage should not detract from the street scene.
- i) Where the site includes a brook or waterway, this should be made a feature of the development.

All proposals must conform to the requirements of the Chalgrove Neighbourhood Plan and South Oxfordshire Design Guide or its successor document.

All proposals should protect and enhance views into and out of the village, set out on Map 2 (overleaf), and have sensitivity to preserving the views to and from the AONB.