

APPENDIX G

The recommended modifications in relation to each of the policies are set out as below:

Policy HN - CC 1: Protection and enhancement of local landscape and character of Hook Norton

Any development must be located and designed so that it is readily visually accommodated into its surroundings and setting, and provides a positive contribution to the locally distinctive character and context of Hook Norton.

Proposals which would introduce development to isolated sites in the open countryside which would adversely affect the tranquillity, unspoilt character and amenity value of the landscape will not be permitted.

Development which makes use of previously developed land and buildings will generally be preferred to greenfield locations. Residential gardens are not considered previously developed land and redevelopment of residential gardens to provide inappropriate housing is specifically not supported.

Recommendation:

In the third paragraph of Policy HN-CC 1 add after "...not supported" "where it would result in a cramped form of development or otherwise detract from the character of the village".

Policy HN - CC 2: Design

Any planning application for development must contain sufficient detail to demonstrate the proposal is of high quality design. In particular for Hook Norton, high quality design means that any proposal must build upon the principles set out in the Hook Norton Conservation Area Appraisal and must:

- Reflect local distinctiveness and be readily assimilated particularly in terms of: the extent and amount of development; scale; layout; open spaces; appearance; and materials
- Respect and enhance the historic environment of the parish and its heritage and natural assets
- Ensure that locally important views and vistas are maintained or enhanced
- Retain and enhance open spaces, walls, hedgerows and trees which are important to the local character
- Take account of information and design guidance included in the Cherwell Countryside Design SPD, Oxfordshire Wildlife and Landscape Study, Hook Norton Conservation Area Appraisal and any specific design guidance provided by Hook Norton Parish Council
- Incorporate features to improve environmental performance and reduce carbon emissions, unless it is demonstrated to be not practicable and viable

Recommendation:

In the first line of Policy HN – CC 2 insert "full" after "any".
Delete the second sentence and insert "Proposals for development within or visible from the Conservation Area must have regard to the principles set out in the Hook Norton

Conservation Area Appraisal. All new development should:"

Policy HN - CC 3: Local distinctiveness, variety, and cohesiveness

The traditional pattern of growth which characterises Hook Norton is small scale and gradual change. This must be reflected in the extent and amount of any development in Hook Norton. Designs which could be 'anywhere place' will not be acceptable. Variety in density, layout, building orientation and sizes will be sought to reflect the local context. Building styles and materials must also reflect and positively contribute to local distinctiveness. Hook Norton is one of Oxfordshire's Ironstone villages and it is therefore expected that local ironstone will continue to be the predominant building material. All elements of schemes must be considered at an early stage to produce a cohesive and high quality design in which detailing such as car parking, boundary treatments, bin stores, meter boxes, and lighting are all provided for in a harmonious and inclusive design.

Recommendation:

In the 5th line of Policy HN – CC 3 replace "reflect" with "respect".
In the 7th line of Policy HN – CC 3 after "...ironstone will continue to be the predominant building material" insert "...particularly in the Conservation Area".
In the 8th line of Policy HN – CC3 delete "at an early stage".

Policy HN - CC 4: Resource efficient design:

High levels of resource efficiency will be expected and must be demonstrated in any application for development. Applicants will be expected to put forward site-specific proposals which take account of location, layout and building orientation to minimise energy consumption.

Recommendation:

This policy is consistent with the basic conditions

Policy HN - CC 5: Lighting

Any lighting proposed must be of a design which does not cause visual intrusion nor cause adverse effects due to light pollution. All lighting must meet high levels of energy efficiency

Recommendation:

The policy is consistent with the basic conditions.

Policy HN - COM 1: Protection of Locally Valued Resources:

Any proposal which would adversely affect or result in the loss of any Locally Valued Resource will not be permitted unless in exceptional circumstances and where it has been clearly shown as the only, or most locally acceptable option, taking into account all relevant factors including:

- full exploration of options to secure the continuation of the facility;
- designation as an Asset of Community Value and community purchase
- alternative provision

to the extent that each factor is applicable. The list of Locally Valued Resources is shown in Table 1 and will be reviewed on an annual basis.

Recommendation:

In Table 1 delete “The Bell Public House” and “Brewery”
 In Policy HN – COM 1 in the first line insert “for a change of use” after “Any proposal”.
 In the second line insert “as defined in Table 1” after “...Locally Valued Resource”.

Policy HN - COM 2: Public Rights of Way

Existing Public Rights of Way in the parish will be protected from loss, re-routing or development which would adversely affect the amenity value to users.
 Opportunities will be sought to enhance the network of Public Rights of Way through the creation of new links, improved maintenance and waymarking, and making use of developer contributions, agricultural schemes and local partnership initiatives.

Recommendation:

Reword the first part of Policy HN– COM 2 to read “Existing Public Rights of Way in the parish will be protected. Where re-routing is essential to accommodate sustainable development any loss of amenity value will be minimised

Policy HN - COM 3: Developer Contributions to Community Infrastructure

For any planning application which triggers a Section 106 Agreement or similar, the determining authority shall consult with Hook Norton Parish Council, as the representative of the community, regarding the provisions of the Agreement.

Recommendation:

Delete Policy HN – COM 3

Policy HN - COM 4: Broadband

It is understood that Oxfordshire County Council will be rolling out high speed broadband to Hook Norton by 201512. In the event that this does not happen, proposals which would facilitate better quality broadband to Hook Norton will be supported provided this can be delivered in compliance with other relevant policies in this Plan, and in particular policies regarding Protection of Local Landscape and Character of Hook Norton. Any development occurring after high speed broadband infrastructure has been provided to Hook Norton will be expected to provide connectivity to that infrastructure.

Recommendation:

The policy aims to encourage the development of high speed broadband infrastructure and to ensure that any new development is connected to it. It is consistent with the basic conditions.

Policy HN - COM 5: Retention of Local Employment

Sites providing local employment within the parish should be retained for employment use except in circumstances where it is demonstrated not to be viable

Recommendation:

This policy aims to retain sites currently providing local employment unless they can be demonstrated not to be viable and meets the basic conditions

Policy HN - H1: Sustainable housing growth

Sustainable housing growth for Hook Norton in this Plan period (2014 to 2031) means conversions, infilling, and minor development. ‘Conversions’ means the conversion of either residential or non-residential buildings. ‘Infilling’ means the development of a small gap in an otherwise continuous built-up frontage, typically but not exclusively suitable for one or two dwellings. ‘Minor development’ means small scale development proposals, typically but not exclusively for less than 10 dwellings. To maintain a sustainable community, proposals for up to 20 dwellings will be allowed where justified by objectively assessed local housing need and where this does not result in more than 20 dwellings being built in any location at any time, taking into account any extant permissions. In all cases, housing growth must comply with all relevant policies in this Plan.

Recommendation:

In policy HN-H1 amend the 4th (penultimate) sentence to read. “Proposals for up to 20 dwellings may be permitted where this does not result in more than 20 dwellings being built in any one location at any time, taking into account any extant permissions.”

Policy HN - H2: Location of housing

Any applications for housing development will be assessed for suitability of location using the following criteria. Suitable locations will:

- Not be in Flood Zone 2 or 3 or within 8 metres of a watercourse
- Comply with policies and advice in this Neighbourhood Plan
- Comply with the evidence gained during Neighbourhood Plan consultation regarding general locations and extents of sites, as set out above in Section 4.2
- Take account of existing or potential alternative site uses which shall be identified in consultation with the Parish Council.

Recommendation:

In the second bullet point of Policy HN – H2 delete “advice” and delete the third bullet point

Policy HN - H3: Housing density

For housing development within Hook Norton the maintenance of local character has a higher significance than achieving a minimum housing density figure. The appropriate density for a housing site should in every case within Hook Norton result in a development that is in character with the local surrounding area.

Recommendation:

This is a flexible and pragmatic approach that is entirely consistent with the basic conditions

Policy HN - H4: Types of housing

A mix of dwelling types and sizes to meet the needs of current and future households in Hook Norton will be sought in any development resulting in 3 or more homes. Scheme proposers are required to submit with any application for planning an objective assessment of the need for the proposed housing types, sizes and tenures in Hook Norton and to demonstrate how the proposed development addresses these needs

Recommendation:

In the first line of policy HN – H4 delete “to meet” and insert “that has regard to” Delete the second sentence of policy HN – H4 after “...required to submit” and insert “with any planning application as statement setting out how the proposed housing types, sizes and tenures comply with the most up to date Strategic Housing Market Assessment and Local Housing Needs Survey.”

Policy HN - H5: Provision and retention of affordable housing

Any affordable housing provided as a Rural Exception Site development in Hook Norton will be subject to a legally binding obligation to ensure that initial occupation, and any subsequent lettings or sales, is limited to people meeting Hook Norton Needs or Connections Criteria as set out in Appendix D. This obligation will have permanent effect unless it can be demonstrated that there is no longer any requirement for the affordable housing.

Where affordable housing is provided under a Section 106 agreement or similar planning obligation Agreement as a requirement of a housing development under Local Plan policy, the maximum proportion possible of the total units provided shall at every opportunity be allocated to people meeting Hook Norton Needs or Connections Criteria as set out in Appendix D. This obligation will have permanent effect unless it can be demonstrated that there is no longer any requirement for the affordable housing.

Recommendation:

In the third line of the second part of Policy HN – H5 after “...total units provided” insert “under Cherwell District Council’s Allocation Scheme

Policy HN - T1: Access and parking

Any new development must provide access to the local road network which is suitable and sympathetic to the surroundings, and must provide sufficient off road parking in line with Oxfordshire County Council's parking standards. Applicants for planning permission must clearly set out the proposed level of parking provision in relation to objectively assessed needs at the time, and show how future needs have been taken into account

Recommendation:

In the second line of policy HN – T1 replace “in line with” with “taking account of

Policy HN - T2: Non-car transport

Opportunities will be sought to improve the local footpath/cycleway network to facilitate safe, active and energy efficient means of transport and provide enhanced linkages, including to bus stops. All development proposals must demonstrate how their proposal has taken this requirement into account. Developer contributions will be expected towards the provision of an enhanced bus service for Hook Norton

Recommendation:

Amend the last sentence of Policy HN – T2 to read “Where possible developer contributions will be sought towards the provision of an enhanced bus service for Hook Norton