



KIDMORE END PARISH COUNCIL
OXFORDSHIRE

KENDP Consultation FAQs 2020

November 2020

We are part way through the KENDP community consultation, and we are delighted that the draft KENDP is generating so much community discussion and interest.

It is unfortunate that due to the Covid-19 pandemic we are unable to hold a face to face public consultation. Such meetings present a great opportunity to provide clarifications surrounding the development of the plan and help avoid misinformation.

To help you assess the key points within the draft KENDP and help you obtain clarity on key aspects of the plan in the absence of face to face meetings, we (the Steering Group - volunteers living in the parish) have prepared a list of questions we are hearing from our neighbours across the parish and have tried to answer them as best we can.

Please read these FAQs as well as the draft KENDP to ensure you are fully informed before you respond to the survey.

If you have already responded to the survey you can provide additional comments by emailing ndp@kepc.info.

This FAQ document will be updated every 2 – 3 weeks throughout the consultation period which has now been extended to 16th January 2021.

Here are the some of the questions received from the community so far.

1. Why does the draft KENDP include the allocation of a site when our housing targets have reduced to zero?

This is one of the most important considerations within the NDP. After 3 years of taking advice and running community consultations, we think that the overarching objectives of protecting the rurality and character of our cherished parish are best achieved by making an allocation.

This is why: organic development will continue across the parish on infill land, however, through the combination of the proposed suite of policies and an allocated site we are better protected against inappropriate development. Without an allocation, we are undoubtedly more exposed to inappropriate small and large scale speculative development, regardless of whether we have a housing target or not. In the event that South Oxfordshire District Council (SODC) failed to demonstrate a 5 year land supply of deliverable housing sites, planning decisions on speculative applications would be skewed in favour of development, regardless of the objectives and policies within our NDP. Even one small, allocated site within the KENDP demonstrates a positive approach to development and helps protect us, for example, against the very real threat of speculative development on the Reading boundary.



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2. The KENDP states that it seeks to protect the rural character of the parish. Why does it not categorically state that there should be no development on woodland or agricultural land? Surely development should only be on brownfield and infill sites?

Neighbourhood plans cannot lawfully impose blanket restrictions on future development, however, the KENDP can and does have a carefully developed suite of policies which work together to protect the landscape across the parish from unsuitable development.

No brownfield sites were put forward as part of the Call for Sites process.

There are no sites proposed for allocation in the draft KENDP that impact woodland. Indeed, the draft policies seek to protect woodland across the parish.

The draft KENDP proposes one small, allocated site. This is the one 'green' rated site in the draft KENDP. It is a small site (with proposed development limited to 3 – 4 houses) situated on a small piece of agricultural land, leaving the majority of the field unaffected.

There are a number of infill sites across the parish that may be big enough for sizeable planning applications. We are aware of this and have done what we can within the draft KENDP to address this by creating a suite of policies to protect our green spaces and ensure development on infill is in character with its surroundings as determined by the Visual and Spatial Characteristics set out in Appendix D.

3. Why has the one proposed site (CFS8) been deemed appropriate when it is within the AONB, is on agricultural land and when this site was previously rejected by Highways?

This site was put forward by the landowner during the Call for Sites process and, of the 21 sites reviewed by independent consultants, AECOM, only this one was rated as 'green', meaning that it is broadly considered suitable for development. Like the majority of land in the parish it is in the AONB. It is a small plot on a much larger field, therefore making minimal impact to the wider agricultural site.

Proposed development on this site will go through the normal planning application process. That will include an assessment by Highways. When this site was being considered previously for affordable housing (approx. 6 units) and the speed limit was 30mph, Highways deemed the site unsuitable. More recently, in 2019, in the context of a 20mph speed limit and a development of up to 4 dwellings they advised a Holding Objection, which means there is no fundamental outright objection although there are recognised constraints that would need to be addressed.

Whilst there are some compromises with the proposed site, the proposed development of 3 – 4 smaller houses aligns with the requirements set out by the community in the 2018 household survey.



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The landowner could submit a planning application at any point. In this scenario, we have taken the view that it is better to work with the landowner to ensure the scale and nature of any development is in line with community needs.

4. The KENDP aims to protect against inappropriate development. Why are plots known to be at risk from development not named in the KENDP? How will the KENDP protect these sites?

All sites referred to in the KENDP have been put forward by landowners and assessed by independent consultants. It is inappropriate to comment on other sites.

However, it is important to acknowledge that other landowners in the parish may submit planning applications (both on infill land in the villages and on the large swathes of land on the Reading boundary) and the KENDP aims to protect these sites from unsuitable development through the policies within the plan and through making an allocation.

Once the KENDP has been approved and is in place, every planning application in the parish will be considered against the KENDP policies as well as the SODC Local Plan and national policies.

5. It seems a shame that whilst the KENDP states that smaller, more affordable housing is needed across the parish, this isn't stated as a requirement of infill development. Why is this and what level of control can be put in place for infill?

Proposals for infill development are largely guided by the character of the surrounding environment. Our infill policy refers to specific Visual and Spatial Character appendices for each village and makes provision relating to the appropriateness of size, scale and mass of any infill development across the whole NDP area.

6. I am worried about Reading's transport plan and the proposed new bridge. How will the NDP prevent a Reading orbital road being built through the parish?

This is outside the scope of the neighbourhood plan. However, it is hoped that the plan and its evidence base, and evidence of valued landscape in particular, will help inform the suitability of any future proposals.

7. Why is so much attention given to the villages in the parish when the main threat is from large scale development such as the Reading Golf Course?

The KENDP contains a carefully developed suite of policies which work together to protect the landscape across the parish from inappropriate development. In line with responses in the household survey, the plan positively promotes small scale development within our villages, where this is appropriate, to ensure we remain a thriving rural community.



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8. How much has the NDP cost the parish and its residents?

The KENDP has been largely funded by government grants and technical packages, also a grant from SODC of £5k. The parish council allocated £10k at the beginning of the process, to date very little of this money has been used.

The Steering Group is made up wholly of volunteers who have given hours of their time over the last 3 years. Tasks have included: attending training courses and workshops; learning about planning rules and NDP policy writing; applying for grants; liaising with third party experts and consultants; providing updates to the parish; organising community events and surveys; analysing community feedback; writing the policies and producing the KENDP documentation; keeping up to date with the SODC emerging Local Plan... the list goes on.

What residents can be assured of is that the Steering Group responsible for the draft KENDP are also residents of our community and have prepared the draft KENDP with no agenda other than to protect every village within the parish from unsuitable development as best we can through the suite of carefully considered and worded policies.