

Littlemore Neighbourhood Development Plan

Examiner's Clarification Note

This Note sets out my initial comments on the submitted Plan. It also sets out areas where it would be helpful to have some further clarification. For the avoidance of any doubt, matters of clarification are entirely normal at this early stage of the examination process.

Initial Comments

The Plan provides a concise vision for the neighbourhood area. The relationship between the vision and the objectives and the resulting policies is helpfully described in the initial parts of the Plan.

The difference between the policies and the supporting text is very clear.

Points for Clarification

I have read the submitted documents and the representations made to the Plan. I have also visited the neighbourhood area. I am now able to raise issues for clarification with the Parish Council.

The comments made on the points in this Note will be used to assist in the preparation of the examination report and in recommending any modifications that may be necessary to the Plan to ensure that it meets the basic conditions.

I set out specific policy clarification points below in the order in which they appear in the submitted Plan:

Policy BES3

I note the intention of the policy. Nevertheless, the planning process cannot control (or limit) on-street parking. On this basis should the policy comment that development proposals are required to provide the appropriate level of off-street parking within the application site (which is capable of control)?

Policy BEC1

The policy reads as an encouragement for changes to national policy rather than a specific land use policy for the neighbourhood area. Please can the Parish Council explain its thinking on this matter?

Policy CIS1

The policy comments that proposals to change the facilities at the Ozone Leisure Park, the Community Centre, or the Village Hall will be supported only if the range and quality of facilities there is maintained or improved. For clarity, does this relate to physical changes to the premises concerned (which will need planning permission), or to the facilities which are available at the premises (which are unlikely to need planning permission if they remain within the relevant Use Class)?

Policy CIS 2

The policy comments that development proposals including activities, sports and leisure pursuits targeting children and young people and those with disabilities will be 'favoured'. Please can the Parish Council explain its intentions given that development proposals are considered on their merits rather than compared against others.

Policy CIS3

The first part of the policy reads as a process rather than as a land use policy. Could it be repositioned into the supporting text?

Policy CIC3

The ambitions of the policy are very commendable. Nevertheless, are they land use matters? Please can the Parish Council explain its intentions?

Policy NES2

I note the policy's ambitions for relevant development proposals to deliver more than 10% biodiversity net gain and the associated commentary on this matter. Nevertheless, is there any direct evidence to support the approach taken?

Policies NEC1 and NEC2

The ambitions of these policies are very commendable. Nevertheless, should the policies comment that they would apply only where planning permission is required? This would acknowledge that many of the measures anticipated in the supporting text would not need planning permission.

Policy NEC3

The ambitions of the policy are very commendable. Nevertheless, are they land use matters? Please can the Parish Council explain its intentions?

Policy TCC1

The ambitions of the policy are very commendable. Nevertheless, are they land use matters? Please can the Parish Council explain its intentions?

Policy TCC2

The Plan properly offers support for an interesting strategic project.

Policies TCC4-6

The ambitions of the policy are very commendable. Nevertheless, are they land use matters? Please can the Parish Council explain its intentions?

Policy HWS1

In the round, this is a very positive policy which will contribute to the local delivery of sustainable development.

The ambitions of its final part (to site community health facilities and mobile health-related clinics in Littlemore) are very commendable. Nevertheless, are they land use matters? Please can the Parish Council explain its intentions?

Policies HWC1-3

The ambitions of these policies are very commendable. Nevertheless, are they land use matters? Please can the Parish Council explain its intentions?

Representations

Does the Parish Council wish to comment on any of the representations made to the Plan?

It would be helpful if the Parish Council responded to the representations from:

- Oxfordshire County Council;
- Pioneer Group; and
- Thames Water

Protocol for responses

I would be grateful for responses to the questions raised by 22 May 2025. Please let me know if this timetable may be challenging to achieve. It is intended to maintain the momentum of the examination.

If certain responses are available before others, I would be happy to receive the information on a piecemeal basis. Irrespective of how the information is assembled, please could it come to me directly from the City Council. In addition, please can all responses make direct reference to the policy or the matter concerned.

Andrew Ashcroft

Independent Examiner

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1 May 2025