

JPPC ref: LS/7264

Planning Policy Team  
West Oxfordshire District Council

By email

13<sup>th</sup> December 2018

Dear Sir/Madam,

### **HAILEY NEIGHBOURHOOD PLAN – Regulation 16 Consultation**

Thank you for the opportunity to comment on the Hailey Neighbourhood Plan (HNP). We write to make comments on behalf of our client, Mr Paul Salter, who both lives in New Yatt and owns land in New Yatt.

We applaud the work of the Neighbourhood Plan Group in preparing their plan and welcome its positive approach seeking to distribute development throughout the HNP area. This will ensure that the smaller settlements do not become stifled allowing new residents to support existing services and facilities and contribute to a thriving community.

More specifically, it is considered that the proposed housing site at New Yatt is suitable for development as it will provide a logical compliment to the existing settlement without extending the built-up limits of the settlement any further than at present. The size of the site is such that it can provide a mix of housing types which might be suitable for both first-time buyers and downsizers which might attract new residents to the village or potentially free up larger houses in the village.

Allocating the New Yatt site within HNP will meet a number of the objectives set out in section 3 of the plan which are also highlighted below in italics along with our comments regarding the proposed New Yatt site:

- *Ensure that new housing is sympathetic to the character of the HNP Area (particularly within the Hailey Conservation Area). It should respect the form, setting and scale of the adjoining and surrounding buildings* - The proposed layout respects the form, setting and scale of development in New Yatt;
- *Provide a mix of housing types including smaller homes for elderly villagers wishing to downsize and for young singles, couples or families needing their first home* - The proposed site layout suggests a range of dwellings types and sizes including 2-bedroom dwellings;

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- *In order to maintain the rural and distinctive character of the villages any new developments within the rural villages should be small scale with developments being up to around 15 homes per site-* The proposed site can accommodate a small number of dwellings without having a significant impact on the existing character of the area.

We support Policy H1 – Number of New Homes and Policy H2 – Scale of New Development which seek to ensure that the HNP objectives in respect of new housing can be met. Furthermore, as indicated previously, the allocation of site HNP01 is supported. Policy H5-Affordable Housing is also supported as this aligns with affordable housing policy contained in the NPPF regarding the provision of affordable housing for residential developments that are not major developments.

Paragraph 13 of the NPPF states that, 'Neighbourhood Plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.' The HNP policies and inclusion of the New Yatt site accord with this aim.

We trust our comments will be given consideration and look forward to receiving confirmation that the New Yatt site has been allocated as part of a positive development strategy for the Hailey Neighbourhood Plan area.

We look forward to acknowledgement of receipt of these comments. If there is any additional information you require please do not hesitate to get in touch.

Yours faithfully



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