

**Hook Norton Neighbourhood Plan  
2014 -2031**

**Made part of the development plan for the area by Cherwell  
District Council on 19 October 2015**



### 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 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 full planning application for development must contain sufficient detail to demonstrate the proposal is of high quality design. 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:

- 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.

### 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 respect 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, particularly in the Conservation Area. All elements of schemes must be considered 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.

#### 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.

#### 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.

#### Policy HN - COM 2: Public Rights of Way

Existing Public Rights of Way in the parish will be protected. Where re-routeing is essential to accommodate sustainable development any loss of amenity value will be minimised.

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.

#### 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 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. In all cases, housing growth must comply with all relevant policies in this Plan.

#### 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 in this Neighbourhood Plan
- Take account of existing or potential alternative site uses which shall be identified in consultation with the Parish Council.

#### 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.

**Policy HN - H4: Types of housing**

A mix of dwelling types and sizes that has regard to 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 planning application a 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 under Cherwell District Council's Allocation Scheme 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.

**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 taking account of 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.

**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. Where possible developer contributions will be sought towards the provision of an enhanced bus service for Hook Norton.