

Chalgrove Neighbourhood Development Plan Review

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 clear vision for the neighbourhood area. The presentation of the Plan is good. The Plan makes good use of various maps and photographs.

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 both with the Parish Council and with the District 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.

Questions for the Parish Council

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

Policy C1

I note that the final element of the policy has been modified to tighten up the range of uses which are considered acceptable outside the built-up area. Please can the Parish Council explain the approach taken.

In any event is a list of acceptable uses necessary? Could the matter be more simply expressed as development which otherwise complies with national and local planning policies?

Policy C2

The revised policy is helpfully underpinned by the submitted Character Appraisal. There is an opportunity later in this Note for the Parish Council to respond to the representations on the Plan, some of which comment about this policy and the Character Appraisal.

Housing – General Commentary

Is the paragraph on page 22 (immediately after Map 3) about the development of Chalgrove Airfield either appropriate or necessary given that the Local Plan has now been adopted and includes the site as a strategic allocation (Policy STRAT7)?

Policy H1/H1A

I looked carefully at the ongoing development of the site during the visit. Given the level of development on the site does the policy continue to serve any clear and ongoing purpose?

In addition, what are the circumstances that have caused the Parish Council to refine the criteria in the policy?

Questions for the District Council

The representations made by Nicholas King Homes and Catesby Estates comment about the delivery of new housing development on the site addressed as Policy H1A in the Plan.

In this context, it would be helpful if the District Council:

- provide the most up-to-date information about the number of houses which have been completed on the site; and
- advise if there are any outstanding planning applications which relate to the development of the site (including any for alterations to house types or layouts).

Representations

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

I would find it helpful if the Parish Council commented on the representations made by:

- Nicholas King Homes;
- Catesby Estates;
- Oxfordshire County Council; and
- Homes England.

In some cases, these representations overlap with the questions raised in this Note. I am happy for the Parish Council to structure its overall response as it sees fit.

The District Council proposes a series of revisions to certain policies and the supporting text in the Plan. Does the Parish Council have any comments on the suggested revisions?

Protocol for responses

I would be grateful for responses to the questions raised by 22 August 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 District Council. In addition, please can all responses make direct reference to the policy or the matter concerned.

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Independent Examiner

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25 July 2025