

Eye and Dunsden 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 clear vision for the neighbourhood area which is underpinned by distinctive objectives.

The presentation of the Plan is very good. The difference between the policies and the supporting text is clear. The Plan makes good use of various maps and high-quality photographs.

The Plan is underpinned by a comprehensive package of appendices. In several cases the appendices directly inform the relevant policies. This is best practice.

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 ED-VL1

Plainly this is an important element of the Plan. I looked at the various Parish Landscape Character Areas during the visit.

In general terms I am satisfied that the third part of the policy takes a distinctive local approach. However, should the policy be applied in a proportionate way to acknowledge that minor and domestic proposals will have far less ability to be able to reflect the characteristics which define the various landscapes?

There is an opportunity later in this note for the Parish Council to comment on the Gladman Developments Limited representation which objects to the identification of the proposed Valued Landscape.

Policy ED-VL2

I looked at a selection of the proposed Important Views during the visit

Does the final part of the policy apply generally or specifically to the views identified in the second part of the policy?

Policy ED-VL3

This is a very effective and locally-distinctive policy.

Policy ED-VL4

The visit highlighted the separation between the various settlement in the neighbourhood area and between those settlements and the settlements which abut the neighbourhood area. I note that Figure 25 identifies the Gaps in a diagrammatic way.

Policy ED-BG11

In general terms the policy takes a very positive approach towards biodiversity. In this broader context is there any local evidence to support the policy's requirement for a 20% biodiversity net gain?

Policy ED-BG14

I looked at the proposed local green spaces (LGSs) carefully during the visit. I saw their different sizes and land uses. I note that the proposed designations are helpfully underpinned by the details on a site-by-site basis in Appendix IV: Local Green Space Assessment.

The policy follows the matter-of-fact approach taken in paragraph 108 of the NPPF.

There is an opportunity later in this note for the Parish Council to respond to the objections received to some of the proposed LGSs.

Policy ED-FR1

The first two parts of the policy and the fourth read as supporting text rather than as a land use policy. I am minded to recommend that they are repositioned into the supporting text. Does the Parish Council have any comments on this proposition?

Policy ED-DH1

This is an excellent policy which is underpinned by the Design Code and the Settlement Character Appraisal. Furthermore, it is locally distinctive and proportionate. The supporting text provides an Excellent assessment of the Character Areas

In the round the policy is a first-class local response to Section 12 of the NPPF.

Policy ED-DH2

This is another excellent and well-informed policy

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:

- Caversham and District Residents Association (Representation 7);
- Mrs Riches (Representation 10);
- Hiscox Family (Representation 12,13 and 15);
- Gladman Developments Limited (Representation 14);
- Coppid Farming Enterprises (Representation 16); and
- Oxfordshire County Council (Representation 19).

The District Council (Representation 17) proposes a series of revisions to certain policies and the supporting text in the Plan. It would be very helpful if the Parish Council commented on the suggested revisions.

Protocol for responses

I would be grateful for responses to the questions raised by 15 May 2026. 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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17 April 2026