

Planning Policy

BS&D

~Email~

North Wessex Downs AONB

Units 3 and 4

Denford Manor

Lower Denford

Hungerford

Berkshire

RG17 0UN

01488 685440

info@northwessexdowns.org.uk

www.northwessexdowns.org.uk

1st September 2021

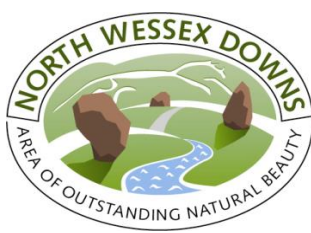
Dear Sir/Madam

Re: East Woodhay Neighbourhood Plan Submission

Apologies for the delay in responding.

The AONB has had the opportunity to assess the draft plan and its supporting documentation and support the submission in principle. There are areas that we would consider are in need of re-wording and simplifying as there appears to be a lot of cross overs and repetition which can be confusing.

- The glossary should be included as an Appendix for ease of reading.
- This is a rather large document, simplifying and removing a lot of text that is addressed elsewhere would improve this such as simply quoting the policy and heading rather than the whole policy. This plan will be read in conjunction with the BS&D Local Plan and therefore there is no need to repeat these but simply refer to them.
- Reducing some of the images and enlarging the font will also make it easier to read, especially as a downloadable document.
- Nearly all of the plan area is within the AONB and as such there needs to be improved fluidity between Policy RC1 and the Housing chapter, where design is addressed twice in the plan rather than a single policy.
- The Housing chapter should be Development as housing is not the only form of development, especially given the amount of open countryside included in the plan area whereby agricultural and equestrian development can have an adverse impact.
- Need to be cautious with wording/terminology. For example, para 6.3 the word nature should be replaced with character and anything relating to landscape and the AONB should use conserve and enhance (inline with NPPF) rather than protect and enhance.
- Welcome the inclusion of a dark skies policy, it is a special quality of the AONB and is often forgotten in plans, its great to see it highlighted early in the plan. Bit of housekeeping but the final sentence in para 7.10 is difficult to read as the bottom half is cut off.
- Would encourage the NP group to state at the start of the policy; *any new lighting is discouraged, however if essential development proposal should include...*
- The AONB published a good lighting guide in the summer which the plan may want to reference.



- Para 8.10 lose the word current and date of the management plan which allows for the removal of brackets and sentence within. Keeps the para simple and gives flexibility when the new AONB management plan is adopted in 2024/25.
- Policies for housing provision, settlement boundary and affordable housing should come before design as these relate to the principle of development.
- Welcome the inclusion of affordable housing policy, the AONB needs affordable homes in the area. An allocated rural exemption site would give greater confidence in addressing the affordable housing need.

Yours faithfully

Rebecca Davies
Principal Landscape and Planning Officer