

## Broadley, David

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**From:** Simon Handy <Simon.Handy@struttandparker.com>  
**Sent:** 04 March 2020 17:16  
**To:** LocalPlanConsult  
**Subject:** [EXTERNAL] Response to Ickford Neighbourhood Plan consultation  
**Attachments:** Scanned from a Xerox Multifunction Device.pdf

**Categories:** Neighbourhood Planning

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Dear Sir/Madam,

Strutt & Parker acts on behalf of Deanfield Homes Limited. Please find below comments made in relation to the Ickford Neighbourhood Plan consultation (specifically policy ND3), along with a completed version of the comment form.

*"We welcome the preparation of the Neighbourhood Development Plan to provide the local community with a stronger voice over the form and location of new development in Ickford. However, we feel that Policy ND3 (New Housing Development) is too prescriptive and may place unreasonable restrictions on the form of new housing, which may in turn produce unsatisfactory development in the village.*

*To be more precise, we feel that the policy's requirement for new houses to have a limited span depth between front and rear walls and to all incorporate gables may be too specific. Furthermore, the design criteria stating that ridges should be less than seven metres above ground level; that building depths should be achieved by subsidiary wings rather than deep floor plans; that car parking should be to the rear of frontages; and that car ports should be provided rather than garages, is in our view too explicit.*

*Neighbourhood Plans must be in general conformity with strategic policies contained in a higher-level development plan and also the National Planning Policy Framework ("NPPF"). Paragraph 125 of the NPPF states that plans should set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. However, paragraph 126 goes on to say that the level of detail and degree of prescription of any visual tools within plans, such as design guides and codes, should be tailored to the circumstances in each place, and should allow a suitable degree of variety where this would be justified. Given the varied architectural styles and forms in Ickford, we believe that policy ND3 of the Neighbourhood Development Plan should be reworded to be less prescriptive."*

I would be grateful if these comments could be acknowledged.

Please get in touch if you have any queries.

Many thanks and regards,

**Simon Handy BA (Hons) MPlan MRTPI**

Senior Associate Director  
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