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14 April 2020

John Slater  
Independent Examiner to the Weston-on-the-Green Neighbourhood Plan

**BY EMAIL ONLY TO [JOHNSLATERPLANNING@GMAIL.COM](mailto:JOHNSLATERPLANNING@GMAIL.COM)**

Dear Mr Slater

**Weston-on-the-Green Neighbourhood Plan 2018 - 2031**  
**Initial Comments of the Independent Examiner, 23rd March 2020**  
**Response made by Pegasus Group on behalf of Lagan Homes**

Further to the Initial Comments of the Independent Examiner in respect of the Weston-on-the-Green Neighbourhood Plan 2018 – 2031 ('the Initial Comments'), please find below a response to Questions 16 and 17 made on behalf of Lagan Homes.

Should you require any further information or clarification in respect of these comments, please do not hesitate to contact me using the details below.

**Q 16. Can you confirm your client is still proposing a residential development of approximately 18 units on the eastern side of the Schoolfield site and whether that scheme would accord with the housing mix as set out in Policy H3 of the neighbourhood plan and that it will deliver the appropriate percentage of affordable housing in line with Local Plan Policy BSC 3?**

I can confirm that Lagan Homes is still proposing a residential development on the eastern 'half' of the site known as 'the Schoolfield' (please see below high-level indicative plan which has previously been submitted as part of Lagan Homes' Representation to the Neighbourhood Plan).

Whilst the exact form, nature and mix of any development has not been explored at this stage, the eastern 'half' of the site amounts to approximately 1.4ha of land and is therefore more than capable of accommodating the residual housing need identified within the Neighbourhood Plan (18 dwellings) at an appropriate density. Such a development would also be capable of delivering affordable housing in line with Local Plan Policy BSC 3 and a housing mix compliant with that which is set out within Neighbourhood Plan Policy H3.

Lagan Homes would welcome discussions with Weston-on-the-Green Parish Council regarding any proposed housing mix, noting that Policy H3 of the Neighbourhood Plan is based upon percentage 'brackets' with a degree of tolerance, rather than being 'fixed'.

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Lagan Homes would also welcome discussions regarding the form and type of homes required, such as the provision of bungalows as part of any mix compliant with Neighbourhood Plan Policy H3.



*Figure 1: Indicative Plan Submitted as part of Lagan Homes' Representation to the Schedule of Changes to the Weston on the Green Neighbourhood Plan Consultation, March 2019. Area of land suggested for residential purposes (red) and area of land to be provided as open space (green)*

**Q17. For the sake of clarity, could your client set out its intentions for the future ownership and management of the residual open space?**

Given the early stages of progression of the Schoolfield for any development, no formal plans for the management of any residual open space have been made. However, it is envisaged that any open space is likely to be retained under the ownership of the current landowner and managed by a management company, in discussions with the Parish Council.

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## Summary

Lagan Homes is committed to providing a residential development on land known as the Schoolfield, Weston on the Green, which meets local housing needs identified through the Neighbourhood Plan.

Lagan Homes would wish to discuss the exact nature, form and mix of any development with the Parish Council, including the nature of any management of future proposed open space, noting that previous requests to discuss that site have been denied.

Yours faithfully

**Ben Cook**



**Principal Planner**

ben.cook@pegasusgroup.co.uk

CC Christina Cherry, Cherwell District Council  
Diane Bohm, Weston on the Green Parish Council