

CDC and BPC responses – 13/05/16

Bloxham Neighbourhood Plan Examination

Questions of clarification from the Examiner to the Parish Council and CDC

Having completed an initial review of the Neighbourhood Plan (the Plan) and some of the evidence submitted in support of it, I would be grateful if both Councils could kindly assist me as appropriate in answering the following questions which either relate to matters of fact or are areas in which I seek clarification or further information.

Please ensure that your answers are as brief as possible and factual in nature. Please do not send or direct me to evidence that is not already publicly available.

1. Does Bloxham have a defined settlement boundary or built up area boundary or an otherwise defined extent of the “existing built up limits” referred to in Policy BL2 in the (CDC) development plan or anywhere else?

CDC Response:

No. The Cherwell Local Plan 2011 to 2031 nor the 1996 adopted Local Plan, nor any other recent relevant planning policy document, do not contain defined settlement boundaries or built up area boundaries for Bloxham or a defined extent of the existing built up limits of Bloxham. The same applies to all settlements in Cherwell District.

BPC Response:

No, the term was incorporated within the document to be consistent with the Local Plan Part 1.

2. Policy BL10 refers to development within the Bloxham Conservation Area and in particular refers to the Conservation Area Appraisal of 2007 (CAA). Please confirm whether or not that it was the intention of this policy to:

a) refer to the Conservation Area boundary as shown in the CAA and if so confirm that this is still the up to date/current Conservation Area boundary

BPC Response (agreed with CDC):

The intention of the policy was to refer to the Bloxham Conservation Area boundary, whichever is the most up to date. The boundary in the 2007 Conservation Area Appraisal is the most up to date/current Conservation Area boundary for Bloxham.

b) any guidance in the CAA was to be complied with

BPC Response:

Yes, any guidance was to be complied with, as appropriate.

c) the “preservation of important open spaces, important gaps in the built form and significant views into and out of the area” were those defined and identified in the CAA.

BPC Response:

Yes, those referred to in the 2007 CAA or future Conservation Area Appraisal.

3. Policy BL11 refers to the preservation of “public open space”, but there is no indication of the location of public open spaces. Was it the intention that the policy would preserve public open space generally?

BPC Response:

Yes.

4. Policy BL12 refers to a number of things:

- a. Key views
- b. The Church
- c. Key views and street scenes which are then identified as 1) Bloxham School main building, 2) Hobb Hill from i) Courtington Lane across the Bloxham School rugby pitch and ii) from the public footpath and 3) Red Lion Garden
- d. Amenity green spaces referred to in the Open Space Assessment of 2006
- e. Views from public rights of way in Appendix 5
- f. Recently approved schemes including the Country Park and space adjacent to Barford Road and entrance to the Business Park

Please confirm or not whether it is the intention to restrict development that would endanger visual impact on all of the key views identified in the CAA (Policy BL12a.).

BPC Response:

The intention of the policy is to restrict development that would endanger visual impact on all the key views identified in the CAA.

Please confirm whether it is the amenity green spaces identified in the Open Space Assessment of 2006 that Policy BL12 b. ii. seeks to cover. If this is the case, please list the spaces concerned, numbering them and identify and define each numbered space on a map.

BPC Response:

The reference to amenity spaces includes those identified in the Council's PPG 17 Assessment - Open Space, sport and recreational facilities needs assessment audit and strategy (Aug 2006). These are listed below and shown on the attached map.

- 1. The Avenue Amenity Green Space*
- 2. Cumberford Close Amenity Green Space*
- 3. Greenhills Park Amenity Green Space*
- 4. Gascoigne Way Amenity Green Space*
- 5. Barford Road Amenity Green Space*

The paragraph (note) below (which should now actually say 'above' as policy BL12 is now above this paragraph in the Submission Plan) the policy also refers to those secured by legal agreements attached to planning permissions granted since 2006.

CDC Note:

CDC would be happy to provide details of these planning permissions for the examiner upon request and with the agreement of BPC.

For the examiner's awareness CDC advises that a 2011 update to the 2006 PPG17 Open Space assessment is available at <http://www.cherwell.gov.uk/index.cfm?articleid=9641>

CDC also advises that Map 6 of a recently produced Issues Paper for Local Plan part 2 illustrates amenity spaces, which is available on the Councils' website <http://www.cherwell.gov.uk/index.cfm?articleid=10941>

I cannot find an appendix 5. Please advise.

BPC Response:

There is no appendix 5 in the Submission Plan. The cross reference should be to the Plan on Page 48.

Is it intended that Policy BL12 b. iii. applies to all public rights of way in the Parish?

BPC Response:

Yes. (please note the Plan on page 48 does not show the whole Parish)

Please confirm or not whether it was the intention to preserve all amenity areas in recently approved developments.

BPC Response:

Yes, it was the intention to preserve all amenity areas in recently approved developments (please note CDC's offer to identify these if required).

5. Page 14 of the Plan refers to appendices 3 and 4, but I cannot find any such appendices. Please advise.

BPC Response:

Appendices 3 and 4 are located at the end of the Plan. They are both single pages. Appendix 3 is titled 'The Plan Making Process' and Appendix 4 is titled 'Public Engagement'.

6. Page 52 of the Plan refers to an appendix in the Consultation Statement in relation to the Bloxham projects, but I cannot find any such appendix. Please advise.

BPC Response:

There is no separate appendix for 'Bloxham projects' as part of the submitted Plan. However the projects are shown in the Main Consultation Statement in section 9, page 16.

7. On which date was the neighbourhood plan submitted to CDC?

BPC and CDC Response:

19 November 2015.

8. The Basic Conditions Statement only refers to the CDC Local Plan and not the saved policies of the Local Plan 1996 which still forms part of the development plan. Please indicate whether you consider any of the saved policies of the Local Plan 1996 are 'strategic' and if so whether the neighbourhood plan is in general conformity with those, providing me with a list of those relevant policies as appropriate.

CDC Response:

Appendix 7 of the Local Plan 2011-2031 contains a list of replaced and retained saved policies. Those shown as replaced are those replaced by the Local Plan 2011-2031. Of those saved policies shown as retained in appendix 7 none of those are considered strategic.

9. A representation (Cerde Planning Ltd on behalf of Cala Homes) indicates that an outline planning application was submitted on land south of Ells Lane. Please update me on the latest position with the application i.e. has it been determined

and if so, what was the outcome?

CDC Response:

The planning application (CDC REF: 15/00604/OUT which covers the same site area as shown in the Cerda Planning Ltd representation to the Bloxham Neighbourhood Plan) was validated by the Council on the 7 April 2015 but was withdrawn on 9 June 2015.

It may be the case that on receipt of your anticipated assistance on these matters that I may need to ask for further clarification or that further queries will occur as the examination progresses. Please note that this list of clarification questions is a public document and that your answers will also be in the public domain. Both my questions and your responses should be placed on the Councils' websites as appropriate.

With many thanks.
Ann Skippers
9 May 2016

