

Bloxham Neighbourhood Plan

“Update Crib Sheet”



April 2019

This document

Takes a look at the existing Plan and checks consistency with the Feb 2019 NPPF.

Examines the Cherwell Supplementary Planning Document on Design and briefly looks at how it does or might apply to our existing or revised Plan.

We consider Policies BL1 and BL2 to be consistent with the following:

NPPF (2019)	Para 9 Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.
	Para 94 It is important that a sufficient choice of school places is available to meet the needs of existing and new communities.
CDC Design	- Sect 2 p11 New development should avoid an awkward relationship between new and old.

BL1 Development of approximately 85 dwellings is supported to the south of Milton Road as shown on Map 1 subject to compliance with the other policies of this Plan.

BL2 In addition to the major development set out in Policy BL1 the following sustainable development will also be permitted: conversion, infilling and minor development within the existing built up limits provided that such additional developments are small in scale typically, but not exclusively, five dwellings or fewer.

POLICIES ON CONNECTIVITY

We consider Policies BL3 to be consistent with

NPPF (2019)	<p>Para 91 for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;</p> <p>Para 102 opportunities to promote walking, cycling and public transport use are identified and pursued;</p> <p>Para 103. The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.</p> <p>Para 104. d) Provide for high quality walking and cycling networks and supporting facilities</p> <p>Para 110 a) Give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas;</p>
CDC Design	<ul style="list-style-type: none"> - Sect 3 p30. Establish important points of connectivity. - Sect 5.4 p69. Walkable neighbourhoods should be established ... allowing for easy access on foot to local facilities - Sect 5 p59/60. A movement network and street design which encourages walking and cycling over vehicle movements, are welcoming and safe places to walk and cycle.
Oxon Walking Standards	<ul style="list-style-type: none"> - Para 1.2.3 P8. Footways in new developments to be direct and convenient and wide enough for all users, including older and/or disabled pedestrians.

BL3 All new development shall be required, wherever appropriate, to promote and improve low-carbon connectivity via new or existing networks of pedestrian paths and cycle routes such that new residents, including those of school age and the mobility impaired, have safe pedestrian, cycle or wheelchair/ mobility scooter access to village services

POLICIES ON PARKING

We consider Policies BL4 and 5 to be consistent with

NPPF (2019)	Para 102. b) environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account Para 105 Consider: d) local car ownership levels; e) the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.
CDC Design	<ul style="list-style-type: none">- Sect5 p70 Residential cycle parking should be secured and covered; be provided within the curtilage of a dwelling. Garages should be designed to allow space for car plus storage of cycles Sect 5.8 p74. The parking standards recommend the inclusion of unallocated spaces, alongside allocated spaces- Sect 5.8 p 77. Every home should have access to at least one electric charging point.

BL4 In the case of new residential development, a minimum of one parking space will be required for dwellings with one or two bedrooms and a minimum of two spaces will be required for dwellings with three or more bedrooms to be provided on the plot.

In addition to this on-site provision, shared and visitor parking is expected to be provided in a location convenient to the dwellings it serves. It is expected that this will usually be provided at a rate of at least 0.5 space per dwelling served.

Where garages are provided, they should be physically well related to the properties they serve and be of an appropriate size to accommodate modern cars **plus storage of cycles**

Parking courts will not be generally considered to be an acceptable alternative to on-site provision.

Charging of electric vehicles by residents should be readily feasible whilst avoiding impediments to those walking or cycling.

BL5 Insofar as planning permission is required any proposal to alter or extend an existing dwelling that would reduce the existing level of off-street parking provision will be resisted unless it can be satisfactorily demonstrated that the amount of overall parking provision retained is satisfactory

POLICIES ON ADAPTATION TO CLIMATE CHANGE

We consider Policies BL6 and BL7 to be consistent with the following:

NPPF (2019)	<p>Section 14. Meeting the challenge of climate change, flooding and coastal change especially:</p> <p>Para 150) New development should be planned for in ways that:</p> <p>a) avoid increased vulnerability to the range of impacts arising from climate change.</p> <p>Para 157) All plans should apply a sequential, risk-based approach to the location of development –taking into account the current and future impacts of climate change</p> <p>Para 160) The development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.</p> <p>Para 149 Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply,</p>
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BL6 All new housing development shall be designed for a maximum of 110 litres/person/day water usage in line with proposed optional building regulations on water efficiency standards or its successor.

BL7 Development should not increase flood risk. Planning applications for development within the Plan area must be accompanied by a site-specific flood risk assessment in line with the requirements of national policy and advice, but may also be required on a site by site basis based on locally available evidence. All proposals must demonstrate that flood risk will not be increased elsewhere and that the proposed development is appropriately flood resilient and resistant.

Information accompanying the application should demonstrate how any mitigation measures will be satisfactorily integrated into the design and layout of the development.

Where pumped drainage is employed, design features which help to ensure that property flooding will not occur in the event of a temporary failure of the mains electricity supply must be incorporated.

The use of sustainable urban drainage systems will be encouraged wherever appropriate.

Water harvesting and recycling are encouraged to both enhance sustainability and lessen increased climate induced vulnerability to flooding

Additional policy on energy sustainable design and construction here.

Suggested All new build to demonstrate appropriate measures to ensure future self-resilience including energy efficient housing.

POLICY ON HOUSING THAT ADAPTS TO DEMOGRAPHIC CHANGE

We consider Policies BL8 to be consistent with the following:

NPPF (2019)	Para 61 The size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including older people, people with disabilities,
CDC Design	- Sect 4.4 p44 The mix of property sizes should be driven by local needs set out within the Local Plan and should provide for all ages / lifestyles

BL8 Wherever practicable all new housing developments should include at least 20% open-market homes that:

- a. Are clearly designed for the needs of residents at or beyond the state pension age**
- b. Take especial care to ensure landscaping and layouts that confer a sense of space and privacy**
- c. Are bungalows or dwellings of a maximum of two stories including any roof accommodation**

POLICY ON REGARD FOR THE AMENITY OF EXISTING RESIDENTS

We consider Policies BL9 to be consistent with the following:

NPPF (2019)	<p>Para 20 Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for:</p> <p>b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater</p> <p>Para 94 It is important that a sufficient choice of school places is available to meet the needs of existing and new communities.</p> <p>Para 102 d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains;</p> <p>Para 127 f f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users;</p>
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BL9 All development shall where appropriate:

- a. Ensure that the living conditions of neighbouring residents are not materially harmed**
- b. Ensure that there is adequate wastewater and water supply capacity to serve the new development and to avoid the exacerbation of any existing problems**
- c. Ensure that the impact of any additional traffic likely to be generated by the development has been satisfactorily mitigated and will not adversely affect the highway network.**
- d. For new housing developments, ensure that a sufficient supply of local primary school places is available to meet the needs of existing and new residents**

POLICY ON THE CONSERVATION AREA

We consider Policies BL10 to be consistent with the following:

NPPF (2019)	Para 127. Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change
CDC Design	<ul style="list-style-type: none"> - Sect 2 p15 Where there is a strong, distinctive local character in the surrounding settlement it is expected that new development will be in keeping. This is particularly important for village development sites. - Sect 6.8 p100. Natural local stone and slate will be expected in key and sensitive locations.

BL10 Development shall be permitted within the Conservation Area (shown on Map 2) where it can demonstrate that it:

- a. Preserves or enhances the character or appearance of the area;**
- b. Takes account of the Conservation Area Appraisal (2007) or any successor documents**

POLICY ON CONTRIBUTING TO THE RURAL CHARACTER OF THE VILLAGE

We consider Policies BL11 to be consistent with the following:

NPPF (2019)	<p>Para 127. Are sympathetic to local character and history, including the surrounding built environment and landscape setting.</p> <p>Para 125 Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.</p> <p>Para 130 Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.</p> <p>Para 170 Planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value</p>
CDC Design	<ul style="list-style-type: none"> - Sect 2 p 14. The majority of the District, however, retains a rural character. - Sect 2.1 p15. Local character should be reflected in all aspects of design. - Sect 4 p41. The Council expects a character-led approach to design. - Sect3 p 29New development should avoid responding to the wrong context, for example: taking precedent from poor quality development. - Sect 3 p 30 Identify local townscape and landscape characteristics that can be reinforced through the development. - Sect 4.7 p51 Existing landscape features (hedgerows, treebelts etc) should be incorporated positively and reflected in a green infrastructure strategy for the development. Habitats for wildlife should be retained and enhanced as part of the development proposal. - Sect 5.1 p60 Streets should have a sense of place, which is mainly realised through local distinctiveness and sensitivity in design. - Sect 5.9 p 78 Existing trees and hedgerows should be retained and integrated where possible. Soft landscape, especially trees, should be incorporated into every street to support the proposed character. - Sect 5.12 p 81. Consideration should be given to minimising light pollution.

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| | <ul style="list-style-type: none">- Sect 6. P85. New development should provide buildings that contributes to the overall legibility and character of the place |
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BL11 All development shall be encouraged to respect the local character and the historic and natural assets of the area. The design and materials chosen should preserve or enhance our rural heritage, landscape and sense of place. It should:

- a. Relate in scale, massing and layout to neighbouring properties and the density of new housing development should be consistent and compatible with the existing and prevailing density and reflect the locally distinctive character of the locality in which the new development is proposed and should not usually exceed 30 dwellings per hectare.**
- b. Be in keeping with local distinctiveness and characteristics of the historic form of the village;**
- c. Make a positive contribution to the character of Bloxham and its rural feel;**
- d. use materials in keeping with the distinctive character of our local brick or ironstone;**
- e. Make good use of trees, garden space, hedgerows and green space to soften the street scene;**
- f. Preserve existing areas of open space and take every available opportunity to create new open space to help retain rural character;**
- g. Use smart, energy efficient lighting of public areas that accords with the recommendations of the Institute of Lighting Engineers recommendations on reduction of obtrusive light (or its successors) so as to convey a rural feel and avoid light pollution wherever possible;**
- h. Take account of the scale of any harm or loss that it might impose upon any non-designated historic assets and;**
- i. Take opportunities to protect and wherever possible enhance biodiversity and habitats.**

BL12 POLICY ON THE IMPORTANCE OF SPACE AND KEY STREET SCENES AND VIEWS

We consider Policies BL12 to be consistent with the following:

NPPF (2019)	Para 192 a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness. Para 8 b). Well designed and safe built environment, with accessible services and open spaces that reflect current and future needs
CDC Design	- Sect 4 p50 Significant views into the existing settlement, such as to a church steeple, should be preserved and enhanced by the new development and new views to gateways and landmarks established

BL12 a. Any development proposed within or near the key views identified in the Conservation Area Appraisal 2007 or any successor document must ensure that key features of the view can continue to be enjoyed and that any development has an acceptable impact in relation to the visual qualities of those views.

b. All development shall demonstrate that it does not result in harm to the rural or heritage character of the village. This will include consideration of the impact of the development on:

i. The key features of the views of the Church, the area fronting Bloxham School main buildings, towers or arches and views from Courtington Lane to Hobb Hill.

ii. The open character of the five amenity green spaces named and identified on Map 3.

iii. The key features of the views from, and the tranquillity of, public rights of way within the Parish shown on Map 6.

iv. The historic and open character of the Red Lion garden.

c. Development on residential gardens will not usually be permitted.

d. Development on open spaces and sports and recreational land including those areas designated for amenity use through planning permissions, will not be supported unless it can be demonstrated the loss would be replaced by equivalent or better provision in a suitable location. This also applies to the country park at Tadmarton Road shown on Map 4 and the amenity space at the Bloxham Mill Business Park shown on Map 5.

POLICY TO PROTECT EMPLOYMENT LAND

We consider Policies BL13 to be consistent with the following:

NPPF (2019)	Para 104 to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities;
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BL13 Land that currently contributes to employment shall be retained for employment use unless it can be convincingly demonstrated the use of the site solely for employment is no longer viable.

POLICY TO ENCOURAGE START-UP AND SMALL BUSINESS EXPANSION

We consider Policy BL14 to be consistent with the following:

NPPF (2019)	Para 83. Planning policies and decisions should enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
CDC Design	- Sect 4 p44 Non-residential uses are not restricted to local centres or employment zones and can be integrated into residential areas to bring vitality. These include live/work facilities or support for home-workers

BL14 a. Proposals for new live-work development combining living and small-scale employment space will be viewed favourably within the built-up area provided it:

- i. does not result in the loss of Class A1 units or community facilities;**
 - ii. does not adversely affect the living conditions of neighbouring occupiers;**
 - iii. does not unacceptably affect the local road network through the amount or type of vehicles associated with the proposed use and has sufficient parking provision;**
 - iv. does not exacerbate flood risk.**
- b. Proposals to develop B1 business uses of less than 150 square metres through new build, conversion or splitting up existing employment space shall be viewed favourably, provided that the living conditions of neighbouring residents are not materially harmed and the impact of any additional traffic likely to be generated by the development has been satisfactorily mitigated and will not adversely affect the highway network.**

POLICY TO ENCOURAGE IMPROVED DIGITAL COMMUNICATION

We consider Policy BL15 to be consistent with the following:

NPPF (2019)	Para 83. The number of radio and electronic communications masts, and the sites for such installations, should be kept to a minimum consistent with the needs of consumers, the efficient operation of the network and providing reasonable capacity for future expansion.
CDC Design	- Sect 8 p121 Create robust places which can adapt to future changes in the way we live and use technology

BL15 a. New live-work or business accommodation shall be provided with a superfast fibre connection, or ducting to facilitate such connection when it becomes available.

- b. Proposals from mobile phone network operators to improve mobile coverage will be supported where:**
- i. the applicant has fully explored the opportunities to erect apparatus on existing buildings, masts or other structures;**

ii. the numbers of radio and telecommunications masts are kept to a minimum consistent with the efficient operation of the network and have been sited and designed to minimise the impacts on local character. Where proposals are in particularly sensitive areas, applicants will be required to provide additional information to support their application through means including photomontages, accurate visual imagery to industry standards or maps demonstrating sightlines.

POLICY TO ADDRESS EMERGING NEED FOR ADDITIONAL RETAIL

NPPF (2019)	<p>Para 102. patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.</p> <p>Para 83 the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.</p>
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BL16 New retail units or the expansion of existing retail units in the High Street and Church Street will be supported provided that the impact of any additional traffic likely to be generated by the development has been satisfactorily mitigated and will not adversely affect the highway network and pedestrian safety.

POLICY TO PROTECT IMPORTANT RECREATION SPACES

We consider Policy BL17 to be consistent with the following:

NPPF (2019)	<p>Para 91. Enable and support healthy lifestyles, - for example through the provision of safe and accessible green infrastructure, sports facilities</p> <p>Para 8b. Well designed and safe built environment, with accessible services and open spaces that reflect current and future needs</p>
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BL17 a. The three areas identified below and shown on the Map below (titled Map 7) are designated as Local Green Spaces. Proposals for development other than those ancillary or necessary to the use of the sites for recreational and sport purposes which preserve the purposes of designating the areas will be resisted.

1. The Jubilee Park

2. The Recreation Ground

3. The Slade Nature Reserve

b. Public rights of way will be protected and routes through green landscaped or open space areas will be kept free from nearby vehicular traffic as far as practicable.

POLICY ON PROVIDING A BETTER RANGE OF RECREATIONAL FACILITIES

BL18 Upgrading and expansion of the Jubilee Village Hall whilst retaining the play area and pitches shall be supported.

NPPF (2019)	<p>Para 92 plan positively for the provision and use of shared spaces, community facilities.</p>
CDC Design	<p>- Sect 4 p51 The amount, type and form of open space, sports and recreation provision ... will be determined having regard to the nature and size of development proposed and the community needs.</p>