

VALE OF WHITE HORSE DISTRICT COUNCIL

BLEWBURY NEIGHBOURHOOD PLAN DECISION STATEMENT

06 October 2016

Summary

- 1 Following an Independent Examination, Vale of White Horse District Council's Cabinet Member for Planning Policy confirms that the Blewbury Neighbourhood Plan will proceed to a Neighbourhood Planning Referendum.

Background

- 2 Blewbury Parish Council, as the qualifying body, successfully applied for Blewbury Parish to be designated as a Neighbourhood Area, under the Neighbourhood Planning (General) Regulations (2012), which came into force on 6 April 2012.
- 3 Following the submission of the Blewbury Neighbourhood Plan for Examination to the district council, the plan was publicised and comments were invited from the public and stakeholders.
- 4 Vale of White Horse District Council appointed independent examiner, John Slater, to review whether the plan met the basic conditions and if the plan should proceed to referendum, as required by legislation.

Decision and Reasons

- 5 Following discussion with Blewbury parish council, the district council accepts all of the modifications and as recommended, the plan proceeds to a referendum.
- 6 The Examiner's Report recommends a number of modifications and that following these changes that the plan will meet the Basic Conditions and should proceed to a Referendum. A summary of the modifications are set out in appendix one of this statement.
- 7 The referendum area will not be extended beyond the neighbourhood area.

Councillor Roger Cox

Vale of White Horse District Council
Cabinet Member for Planning Policy
06 October 2016

Appendix One - Blewbury Neighbourhood Plan Modifications

| <u>Recommended Modification Number</u> | <u>Page in Faringdon Neighbourhood Plan</u> | <u>Policy/Paragraph</u> | <u>Change</u> | <u>Reason for change</u> |
|--|---|-------------------------|---|---|
| 1 | Page 56 | Policy P1 | <p>POLICY P1 – LOCATION OF RESIDENTIAL DEVELOPMENT</p> <p>1. Residential development within the built area of Blewbury may will be permitted where appropriate, in accordance with the Development Plan.</p> <p>2. Development outside the existing built area of Blewbury will not be permitted, except for Rural Exception Sites. or where allocated in a future Development Plan document or Neighbourhood Development Plan document.</p> <p>The built area is defined by the boundaries of permanent, non-agricultural buildings located around the edge of the village, where such properties are directly connected to the village's main, singular form.</p> <p>The built area therefore does not include:</p> <ul style="list-style-type: none"> • individual buildings or groups of dispersed buildings that are separated by farmland or paddock land from the continuous built-up area of the settlement; • large gardens, paddocks and other undeveloped land in the curtilage of buildings on the edge of the settlement, where they provide a transition between the surrounding countryside and the built-up areas of the settlement; • agricultural buildings and associated land on the edge of the settlement; or • outdoor sports and recreation facilities and other formal open spaces on the edge of the settlement. | To modify the plan to accept the recommendations of the Examiner, for the reasons the Examiner has expressed. |
| 2 | Page 57 | Policy P2 | <p>POLICY P2 – GENERAL PRINCIPLES FOR DEVELOPMENT</p> <p>Planning permission may will be granted for proposals that:</p> <ol style="list-style-type: none"> 1. are appropriately located, in accordance with the policies of the Development Plan taken as a whole; | To modify the plan to accept the recommendations of the Examiner, for the reasons the Examiner has expressed. |

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| | | | <ol style="list-style-type: none"> 2. in terms of scale, do not exceed the landscape capacity for development within the corresponding character area, as defined in the Landscape Character Assessment and subsequent updates commissioned by Blewbury Parish Council. 3. preserve or enhance the character and appearance of the village (or area of the village) and its landscape setting, as described in the Village Character Assessment⁶ and the Landscape Character Assessment and subsequent updates commissioned by Blewbury Parish Council; 4. protect heritage assets and their settings; 5. have no detrimental impact on views, both within the conservation area and of the AONB landscape; 6. complement, enhance and reinforce local distinctiveness; and 7. are without detriment to the amenities of adjoining land owners occupiers, by reason of loss of light, overlooking, or overbearing impact. | |
| 3 | Page 59 | Policy P4 | <p>P4 – INTERNAL SPACE IN NEW DWELLINGS Development that results in the creation of one or more new residential units (including change of use) must meet or exceed the requirements of the Nationally Described Space Standard [‘Technical housing standards – nationally described space standard’; DCLG, 2015] or any equivalent successor standard for internal space.</p> <p>Applications for planning permission should demonstrate and quantify compliance through the submission of a written statement.</p> | To modify the plan to accept the recommendations of the Examiner, for the reasons the Examiner has expressed. |
| 4 | Page 59 | Policy P5 | <p>P5 – PROVISION OF AFFORDABLE HOUSING</p> <p>Proposals for new residential development comprising a net increase of 11 units or more in Blewbury must include a proportion of affordable housing in accordance with the policies set out in the Local Plan. Any affordable housing must:</p> | To modify the plan to accept the recommendations of the Examiner, for the reasons the Examiner has expressed. |

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| | | | <ol style="list-style-type: none"> 1. be of a size and type which meets the requirements of those in housing need; 2. be indistinguishable in appearance from the market housing on site; and 3. be distributed evenly across the site | |
| 5 | Page 60 | Policy P7 | <p>POLICY P7 – DESIGN AND AESTHETICS: NEW DEVELOPMENT New development in Blewbury must satisfy all of the following:</p> <ol style="list-style-type: none"> 1. Complement, enhance and reinforce the local distinctiveness of the area. Proposals must show clearly how the scale, mass, density, layout and design of the site, building or extension fits in with the character of the surrounding area. 2. Designs within the proposed development must take account of the locally distinctive character of the area in which they are to be sited. 3. Materials used must add to the quality or character of be appropriate to the surrounding environment, with particular reference paid to the Village Character Assessment. <p>This policy should will be applied flexibly when exceptional, innovative designs are proposed.</p> <p>Applicants must explain, in a Design and Access Statement or otherwise in writing, how the design of the proposed development responds to each of the principles set out above.</p> | To modify the plan to accept the recommendations of the Examiner, for the reasons the Examiner has expressed. |
| 6 | Page 61 | Policy P8 | <p>POLICY P8 – DESIGN AND AESTHETICS: NEW DEVELOPMENT, AND ALTERATIONS OR EXTENSIONS TO HISTORIC BUILDINGS DESIGN AND AESTHETICS: NEW DEVELOPMENT IN AN HISTORIC SETTING AND EXTENSIONS TO HISTORIC BUILDINGS.</p> <p>All new development, and alterations or extensions to historic buildings, must:</p> | To modify the plan to accept the recommendations of the Examiner, for the reasons the Examiner has expressed. |

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| | | | <p>1. be sensitive to the historic context in terms of design, style, materials, scale, mass and location;</p> <p>2. preserve or enhance the character of traditional buildings, whether listed or not;</p> <p>3. be subordinate to historic buildings, and not cause harm to the character or significance of any heritage asset;</p> <p>4. give due respect to traditional scale, form and materials, as well as traditional techniques and detailing;</p> <p>5. retain and preserve thatched and tiled cob walls;</p> <p>6. respect historic plot boundaries and enclosure walls;</p> <p>7. retain and enhance the informal paths and lanes running through the village;</p> <p>8. retain and enhance open areas in the village;</p> <p>9. retain and enhance public views into and out of the village;</p> <p>10. retain the dark visual ambience of the village via minimal external illumination;</p> <p>11. use the guiding principles outlined in Section 7.3 of this plan and be able to demonstrate their application; and</p> <p>12. be guided by the key characteristics of each unique character area in the village, as described in the Village Character Appraisal.</p> <p>The points above should not necessarily preclude modern approaches, provided they can be shown to be compatible with the building concerned and local context.</p> <p>When an existing building or structure does not contribute positively to the character of the village and its historic core it may, where appropriate, be replaced by a building which does.</p> <p>Applicants must explain, in a Design and Access Statement, how the design of the proposed development, alteration or extension responds to each of the</p> | |

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| | | | principles set out above. For all listed buildings, and for alterations or extensions to heritage assets in the conservation area, a Statement of Significance should demonstrate an understanding of the significance of the heritage asset affected. It should also set out how the proposed changes will retain and, where possible, enhance that significance. | |
| 7 | Page 62 | Policy P9 | <p>POLICY P9 – AMENITY: NEW DEVELOPMENT</p> <p>All new development must satisfy all of the following wherever relevant:</p> <ol style="list-style-type: none"> 1. Result in no significant adverse impact on the amenities of neighbours by reason of noise, odour and light. Light pollution in particular is to be minimised wherever possible and security lighting, if required, must be appropriate, unobtrusive and energy efficient. 2. When consisting of ten domestic units and over, <u>which comprise dwellings with two or more bedrooms shall</u> include communal green spaces of sufficient size for children to play freely, with added security provided by adjacent housing overlooking the green space. 3. Provide sufficient private external amenity space, refuse and recycling storage, and car and bicycle parking to ensure a high quality and well-managed property and streetscape. | To modify the plan to accept the recommendations of the Examiner, for the reasons the Examiner has expressed. |
| 8 | Page 62 | Policy P10 | <p>POLICY P10 – NATURAL ENVIRONMENT</p> <p>All development must satisfy both of the following:</p> <ol style="list-style-type: none"> 1. Before construction, applicants for developments must agree an appropriate landscaping scheme with the Local Authority which will preserve and improve the amenity of the site and conserve and enhance biodiversity as far as is practicable during construction and for the longer term. | To modify the plan to accept the recommendations of the Examiner, for the reasons the Examiner has expressed. |

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| | | | 2. All developments that require the establishment of new boundary shall incorporate, where possible, to have boundary features consisting of native or wildlife-enhancing hedgerow species. The use of fencing and walls, where required, must reflect the traditional, rural context of the village and be of a height that preserves open views within the village. | |
| 9 | Page 63 | Policy P11 | <p>POLICY P11 – SUSTAINABLE DEVELOPMENT</p> <p>The following applies to all new developments:</p> <ol style="list-style-type: none"> 1. all new housing is encouraged to be formally rated to the Home Quality Mark (or any subsequent standard) to a rating of three stars or above; and 2. All new housing will be expected to make provision for connection to high-speed broadband and/or other communication networks, with boxes for technology, services and utilities being carefully sited and masked wherever possible. New cables should be buried if at all possible. <p>Applicants must explain, in a Design and Access Statement or otherwise in writing, and in the case of developments of 10 units or more in the form of a Building for Life 12 submission, how the design of the proposed development responds to each of the principles set out above.</p> <p><u>Application for developments over 10 units* must show in the Design and Access Statement how their design responds to the principles set out in The Building for Life 12 Guide.</u></p> | <p>To modify the plan to accept the recommendations of the Examiner, for the reasons the Examiner has expressed.</p> <p><i>*The Independent Examiner has provided written clarification that this policy should refer to "10 or more units" rather than "over 10 units" as had originally been recommended in the Examiners report. As such, the "10 or more" threshold in the policy wording (correctly) ties in with the definition of Major Development that is established by the Development Management Procedure Order.</i></p> |
| 10 | Page 65 | Policy P15 | <p>POLICY P15 – HIGHWAYS AND TRAFFIC PRINCIPLES</p> <p>Development proposals must satisfy all of the following:</p> | To modify the plan to accept the recommendations of the Examiner, for the reasons the Examiner has expressed. |

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| | | | <ol style="list-style-type: none"> 1. The impact on the environment should be comprehensively reviewed to ensure it is sustainable in terms of infrastructure and road safety and the standards required to maintain a peaceful and safe rural parish. 2. Traffic calming measures and landscaping designs which define settlements and influence driver behaviour will be encouraged. Where developments involve the construction of a new road, highway design should be focused on giving priority to the pedestrian, providing that the public realm is sympathetic to the rural nature of the village spaces. 3. Street furniture and signage should be kept to a minimum and be practical, of modest scale and in keeping with local surrounding | |
| 11 | Page 65 | Policy P16 | <p>P16: RETAIL SPACE, BUSINESS SERVICES, RESTAURANTS AND CAFES Applications for planning permission for new retail space, business services, restaurants and cafes within the built area of the village, or for change of use within existing buildings outside of the built area, will be favourably considered if appropriate subject to compliance with other policies in the development plan.</p> <p>No net loss of floor space away from these planning uses will be permitted other than where one or more of the following circumstances can be demonstrated:</p> <ol style="list-style-type: none"> 1. The site has been marketed for the same planning use for a period of one year with no viable offers received. 2. The change of use would result in the creation of other facilities of community value, including public houses and restaurants. 3. The change of use would result in the creation of employment on-site. | To modify the plan to accept the recommendations of the Examiner, for the reasons the Examiner has expressed. |