

Neighbourhood Plan Policies



This has been produced by the Bloxham Broadsheet online for those who want to know the policies in the plan but may not have time to read the entire document.

You can download an even more concise summary [here](#).

Please participate in the referendum on November 3rd 2016

You Village : Your Choice

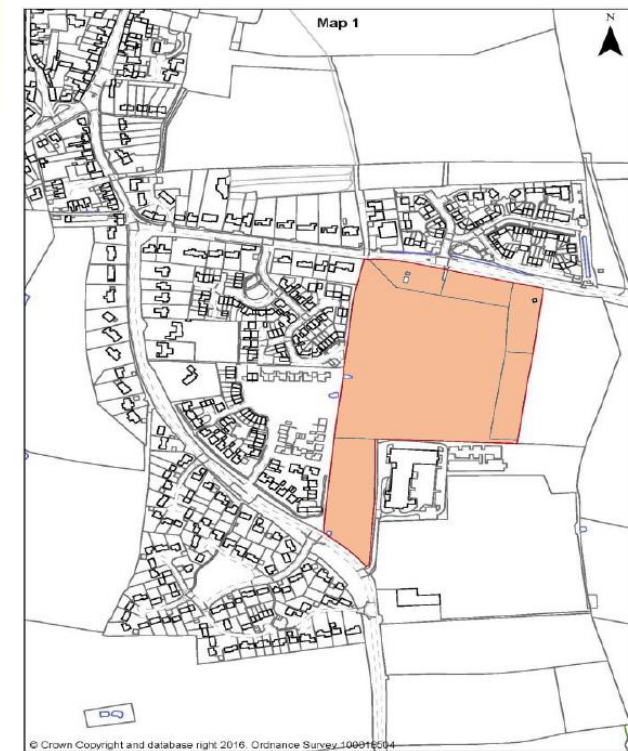
POLICIES ON SUSTAINABLE HOUSING AND SIZE OF DEVELOPMENTS



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.

The Secretary of State gave the go-ahead for this development back in 2012 and so we are counting this forthcoming development as a significant part the contribution we will make towards meeting housing development targets for the Cherwell district.*

*Text in red is not part of the actual Policy statement



Policy BL2



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.

POLICY ON CONNECTIVITY



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.



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



POLICIES ON PARKING



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



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.



Policy 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 where appropriate.**

POLICY ON HOUSING THAT ADAPTS TO DEMOGRAPHIC CHANGE

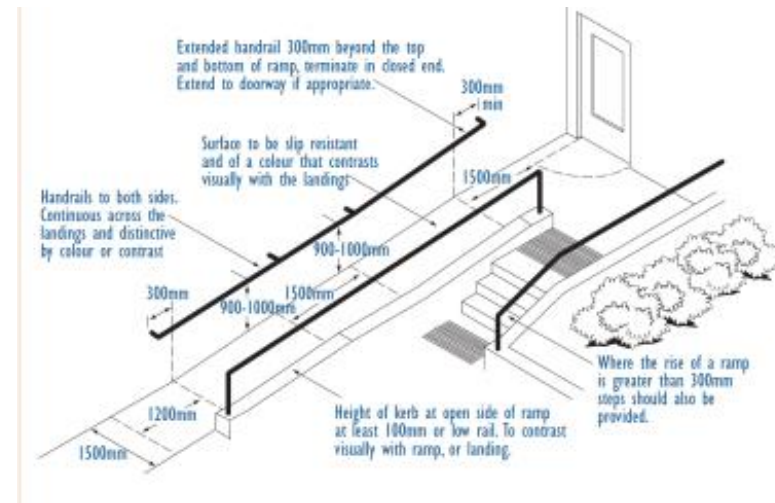


BL8 Wherever practicable all new housing developments should include at least 20% open-market homes that:

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



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



BL10 Development shall be permitted within the Conservation Area 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



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.**



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



- 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 tranquility 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



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



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



BL15

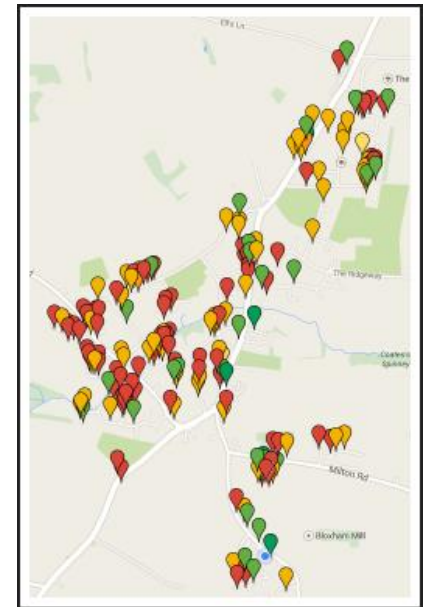
a. New live-work or business accommodation shall be provided with a superfast fibre connection, or ducting to facilitate such connection when it becomes available.

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



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



BL17 a. The three areas identified below 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.

POLICIES 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.

