

Blenheim Response

Policy NE7 LGS18

LGS18 Land east of Hixet Wood. Designation is unnecessary, inappropriate and does not meet the basic conditions.

Blenheim strongly supports the protection of green spaces that are demonstrably special to the local community, subject to their meeting the appropriate statutory tests. As set out, Policy LGS18 does not have regard to the National Planning Policy Framework and does not meet the basic conditions. The area identified comprises self-contained and partly-hidden garden land. It provides private garden space for tenants of the Blenheim Estate and is little different from other large private gardens in Charlbury. The proposed designation of Land east of Hixet Wood does not meet the national policy tests. Local Green Space designation is not appropriate for most areas of open or green space and in this case, the proposed designation does not meet the basic conditions. Notwithstanding this, the area proposed falls within the Charlbury Conservation Area and as such, it is already protected from inappropriate development in an entirely appropriate manner. Designation as Local Green Space does not meet the relevant tests and is unnecessary and inappropriate. The designation of LGS18 Land east of Hixet Wood as Local Green Space is not supported by the landowner.

Policy NE7 LGS15

LGS15 Land west of Grammar School Hill designation does not meet the basic conditions and is not supported by landowner

The protection of green spaces that are demonstrably special to the local community is supported, subject to their meeting the appropriate statutory tests. However, national policy is explicit in establishing that Local Green Space (LGS) will not be appropriate for most green areas or open space. It is common for proposed LGS designations to be removed from submitted Neighbourhood Plans at examination stage due to a failure to have regard to the tests set out within national planning policy. Taking the above into account, it is of concern that the proposed designation of LGS15 does not follow the national policy tests. The land covered by LGS15 comprises an area of countryside that falls within and is protected in an appropriate manner by, the Charlbury Conservation Area and the Cotswolds Area of Outstanding Natural Beauty. Local Green Space designation is not appropriate for most green areas or open space and it is entirely unnecessary in this case. The proposed designation of the site as Local Green Space does not meet the policy tests set out in the National Planning Policy Framework. The designation of the land identified does not meet the basic conditions. The landowner does not support the designation of LGS15.

Policy NE7 LGS20

LGS20 – Stream west of Hixet Wood designation does not meet the basic conditions and is not supported by landowner

The proposed site covered by LGS20 comprises a private area of land without public access. In association with adjacent land, there may be some future potential for sustainable development, enabling the land to make a positive contribution to the Charlbury Conservation Area. As such, the site possesses some scope for improvements, enabling the land to contribute to the achievement of sustainable development. However, designation of LGS20 as Local Green Space may serve to prevent this, contrary to national policy.

Designation would effectively sterilise the land as scrub land, without reason or resource for improvement. Such an approach makes no sense. The proposed designation of the land identified does not have regard to national policy. It fails to contribute to the achievement of sustainable development and it does not meet the basic conditions. The landowner does not support the designation of LGS20.

Policy NE7 LGS4

LGS4 - Allotments adj. Wellington Cottages designation does not meet the basic conditions and is not supported

The protection of green spaces that are demonstrably special to the local community is supported, subject to their meeting the appropriate statutory tests. However, national policy is explicit in establishing that Local Green Space (LGS) will not be appropriate for most green areas or open space. It is common for proposed LGS designations to be removed from submitted Neighbourhood Plans at examination stage due to a failure to have regard to the tests set out within national planning policy. The land covered by LGS4 comprises an area of countryside that falls within and is protected in an appropriate manner by, the Charlbury Conservation Area and the Cotswolds Area of Outstanding Natural Beauty. Local Green Space designation is not appropriate for most green areas or open space and is unnecessary in this case. The proposed designation of the site as Local Green Space does not meet the policy tests set out in the National Planning Policy Framework. The designation of the land identified does not meet the basic conditions. The landowner does not support the designation of LGS4.