

Charlbury Neighbourhood Plan 2031

Response to Consultation Representation by HDH Wills 1965 Charitable Trust

The comments made on the draft plan are welcomed and have been taken into account during the revision of the document ahead of submission to WODC. We would like to thank the HDH Wills 1965 Charitable Trust for all these comments and their engagement with the consultation process.

With regards to the comments on Policy CH1 it is agreed that a modest level of development could be supported. The text of the policy and supporting information accept this within the built up area so long as any proposal assists in meeting the Plan's housing objectives stated at paragraph 5.2 and if it is convincingly demonstrated that they would give rise to benefits to the town which would clearly outweigh any likely harms. It is considered that this is clear and justified in a neighbourhood plan. It is felt that the requirement for provision of affordable housing as laid down in Policy CH2 follows the conclusions reached in the Housing Need and Policy Analysis in Appendix A and would be subject to as appropriate to the Affordable Housing requirements of Policy H3 of the West Oxfordshire Local Plan. The points raised about the housing mix indicated in Policy CH6 were also made by other respondents and the text has been revised to take account of these.

Re: Policy ECT2, we believe that the requirement for securing the provision of lower-cost accommodation on change of use of retail premises is appropriate in the case of Charlbury, a designated Rural Service Centre, to provide such accommodation close to the remaining amenities. Re: policy ECT7, given the lack of available car parking places in the Town we do not accept that any reduction should be allowed.

Regarding Policy NE6 it is not a requirement for green corridors to be publically accessible and indeed it may be a benefit where they are not.

Re: Policy NE7, we have given particular consideration to the detailed comments made as the landowner of the proposed local green space LGS13 'Clarkes Bottom'. Whilst we remain of the opinion that this space is of particular importance for its contribution to the beauty of the landscape and to the views towards the countryside from the public footpath, it's importance as a wildlife corridor was the main reason for its proposed LGS designation. On reconsideration of the criteria for designation, and in view of proposed revisions to Policy NE6 protecting blue/green corridors, the town council now feels that LGS designation of this particular site may be unnecessary and has therefore agreed to remove it from the list of designated LGS sites for the following reasons;

- Strong protection for the Wigwell Blue/green corridor is provided by policy NE6 of this Plan;
- This site is within the Blenheim and Ditchley Parks Conservation Target Area which is afforded great protection by policy NE5 of the Plan, Local Plan 2031 policy EH3 and Cotswolds AONB Management Plan policy CE7;
- The need to preserve and improve water quality and reduce flood risk are recognised and protected in policy NE8 of this Plan.