

Response by Ian Cox on behalf of the Rushy Bank Partnership

Plan as a whole

Information from Rushy Bank Partnership

Summary

The Rushy Bank Partnership, Beacon Group and YDUKH charity have been working together for over five years to promote and deliver a development that fulfils many of the policies and aspirations of the Charlbury Neighbourhood Plan Consultation Draft specifically.

Overview section

The Rushy Bank development includes 'modest housing required to meet local needs and an aging population.' It also provides a level of affordability and family accommodation to counter the assumption in the document that an aging population is acceptable. Charlbury needs the full range of homes to keep its mixed and balanced nature.

Charlbury 2031 Our vision

The Rushy Bank Partnership supports the vision statement

Housing

The Rushy Bank Development meets the priorities set out in the statement.

'Economy, Community, Transport and Movement

The location of the Rushy Bank Development is sustainable being close to the main line railway station. The supported living facility will create up to 12 FTE jobs . The development will help to sustain Charlbury as a service centre with additional families living in the Town.

Natural Environment and Green Space

The Rushy Bank development is in an enclosed setting adjacent to the mainline railway station. The landscape strategy will enhance the biodiversity of the land and provide an area for community gardening in partnership with an organisation called incredible edible. The garden will also be useable for residents of the young dementia supported living facility and wider community.

Historic Environment and Locally Appropriate design

The Rushy Bank development will follow the principles of the local design guide with custom built homes bringing individuality and a contemporary vernacular using traditional materials in a modern way. We submitted a heritage report as part of the planning application.

Section 1

1.1 The Rushy Bank planning permission and S106 provide works and contributions that will assist the Charlbury Infrastructure Delivery Plan. Rushy Bank will contribute far more than that provided by recently built developments.

1.2 The WODC planning committee resolved to grant planning permission for the Rushy Bank development because it recognised that the benefits of the development outweigh the harm to the AONB. In this regard it is an exemplar of the types of scheme that make a

positive contribution to the AONB. No other sites have been identified that were available, suitable or viable for this unique development.

1.3 The Rushy Bank development is within the neighbourhood area and is closer to the Town Centre (Bull Corner) than other recent developments

Section 2

2.1 The draft should refer also to the 2001 census that confirms the Town's population did not increase from between that date and 2011.

The Rushy Bank Development will make a positive contribution to Charbury as a Service Centre.

The Rushy Bank Development meets the finding of the Town Survey to provide 'more affordable housing for the sake of young residents'

2.2 The Rushy Bank development meets the key issue identified by residents to 'deliver more low cost and affordable homes for younger people and the elderly@

Section 3

3.1 The Rushy Bank Development meets the housing, climate change and biodiversity aims.

3.2 The Rushy Bank development will make contributions to support community facilities and public transport as set out in the S106 document . It responds positively to the six aims set out in the draft.

4.4 Refers to 'further consultation' please advise with whom and what format this will be? How will this be made public?

4.6 The Rushy Bank Partnership followed best practice principles in the extensive community engagement that took place over a 4 year period.

Section 5 Housing

5.1 The Rushy Bank development provides solutions to the challenges set out.

5.1 Conclusion 2 There is market need for sub open market housing in Charlbury. The statement about no 'identified need' is misleading and needs to be better explained. The Rushy Bank Partnership has a schedule of local people interested in moving to Rushy Bank because of the affordability, type, and tenures included in the development along with the custom/self build and supported living components of the scheme.

5.2 The Rushy Bank development meets the housing objectives and approach to addressing these.

5.3 The Rushy Bank development complies with policies CH1-7 and 10.

Section 7 Natural Environment and Green Space

7.2 The Rushy Bank development complies with policy NE4,5,8 and 9.

Section 8 Historic Environment and Locally Appropriate Design

8.6 The Rushy Bank development complies with Policy HE2 and 3.

Appendix A Housing Need and Policy Analysis

The Rushy Bank Partnership notes the analysis and references to the Rushy Bank development contributing to the assumed new homes that will be delivered during the NP period

Appendix B

Infrastructure delivery Plan

The Rushy Bank Partnership would like to discuss with the Town Council the implementation of the infrastructure included in the Rushy Bank S106 to ensure it meets the priorities listed in the Schedule.

Appendix C Charlbury Design Guidance

C3 Part 3 the Rushy Bank Development will comply with the guiding principles set out in the draft.

Appendices D and E appear very proscriptive and beyond that necessary for a Neighbourhood Plan.

Appendix G

The definition of affordable housing should include self build and custom build where these are sold below full market value to recognise the nature of the way these are developed.

We are grateful to those who have participated and contributed in the preparation of this long awaited Neighbourhood Plan consultation draft. We support the principles of the Plan and note the extensive ways that the Rushy Bank development contributes to the policies and aspirations of the Plan, and future direction of the Town. Charlbury needs to remain a mixed and balanced community with housing accessible to the widest demographic and socio-economic groups if it is to retain its character, its cohesive and inclusive nature and its vibrant community spirit.