

Dear Sir / Madam

Brize Norton Neighbourhood Plan - Regulation 16 Consultation - Representations on behalf of Bloor Homes and Christ Church

I refer to the current consultation for the Regulation 16 Stage of the Brize Norton Neighbourhood Plan. These representations are submitted on behalf of Bloor Homes and Christ Church.

The comments seek to support the principles underpinning the Neighbourhood Plan in a positive way, but we are suggesting several amendments which we consider would make the plan more consistent and robust when considered at Examination.

Policy CLH3

The plan on Page 35 of the Neighbourhood Plan shows the 'Area of Sensitivity to change' as land south and west of Burford Road and north of Kilkenny Lane. Page 47 refers to the need to protect the setting of the Kilkenny Lane Country Park.

The plan on Page 46 of the document shows a larger 'Area of Sensitivity to change' including land north of Burford Road.

The two plans are inconsistent. It is recommended that the plan on Page 46 is amended to be consistent with the plan on Page 35. This will limit the extent of an area that seems arbitrary in nature and for which, as recognised by policy and supporting text, is 'difficult to define a set boundary' (first main para, Page 48) and indicated as 'not demarcated on a plan' (bullet iv, Policy CLH3).

Notwithstanding, Bullet iv of Policy CLH3 states that the 'Area of Sensitivity to change' is not shown on a plan which is incorrect, as described above.

Bullet viii of Policy CLH3 refers to achieving a minimum biodiversity net gain of at least 10%, but it does not set out a mechanism for achieving this increase. It should either include a mechanism or it should not refer to achieving biodiversity net gain of at least 10%.

Policy CLH2

Key views F and G appear to be located in the wrong places on the plan on page 42. The direction of views for key views F, G and I set out in the text appear to be inconsistent with the plan on Page 42.

- F – this view is described on Page 44 as from Ting Tang Lane south-west to the village, but the viewpoint is shown as part of an open field (not accessible to the public) west of Ting Tang Lane. The view is generally southerly.
- G – the text states this view is looking south-east from Burford Road on Page 44, but the viewpoint location is shown as part of an open field (not accessible to the public) north of Burford Road and the view is generally southerly.
- I – the arrow points in a generally northerly direction but the annotation with the photograph on Page 45 states the view is northwest.

I trust that these representations will be helpful to those preparing the Neighbourhood Plan.

Please note that I have copied this e-mail to Les Goble and Jo Webb of Brize Norton Parish Council.

Yours faithfully

Roger Smith

Roger Smith

Director

Planning



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