Chipping Norton Neighbourhood Development Plan Regulation 16 Consultation Response form:

Chipping Norton Town Council has prepared a Neighbourhood Development Plan and would like your comments. In order for your representation to be taken into account at the Neighbourhood Plan examination and to keep you informed of the future progress of the Neighbourhood Plan, your contact details are needed. The consultation runs from Thursday 18th June 2015 – Friday 31st July 2015, 5pm.

All comments will be publicly available and identifiable by name and organisation (where applicable). Please note that any other personal information provided will be processed by West Oxfordshire District Council in line with the Data Protection Act 1998.

Please fill in your details in the boxes below:

Name: MARTIN SMALL

Organisation represented (if applicable): HISTORIC ENGLAND

Address (including postcode): EASTGATE COURT
195-205, HIGH STREET, GUILDFORD, SURREY, GU1 3EH.

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Please state which part of the neighbourhood development Plan (for example which section, objective or policy) your representation refers to.

Paragraph 3.1
In our comments on the Pre-Submission and Draft Neighbourhood Plan last year we explained that English Heritage (now Historic England) considers that Neighbourhood Development Plans should be underpinned by a thorough understanding of the character and special qualities of the area covered by the Plan, particularly its historic environment.

We explained that a characterisation study can help inform locations and detailed design of proposed new development, identify possible townscape improvements and establish a baseline against which to measure change. We provided links to characterisation toolkits such as “Placecheck”, “Understanding Place” or the Oxford Toolkit and offered further advice.

Paragraph 58 of the National Planning Policy Framework states “Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.”

Historic England is pleased therefore to see a reference to characterisation in a bullet point for the “historic built environment” under 3.1, although the Conservation Area Character Appraisal presumably does not cover the whole town. Information on the heritage assets of the town can be found on the National Heritage List for England, the Historic Environment Record and Historic England’s Heritage at Risk Register.

Historic England welcomes the description of the historic character and environment of the town in paragraphs 3.10 – 3.12, including more information about the Conservation Area Character Appraisal as we previously requested.

Please state which part of the Neighbourhood development Plan (for example which section, objective or policy) your representation refers to.


Please use the space below to make comments on this part of the Plan.

Historic England welcomes the description of the historic character and environment of the town in paragraphs 3.10 – 3.12, including more information about the Conservation Area Character Appraisal as we previously requested.

Please state which part of the Neighbourhood development Plan (for example which section, objective or policy) your representation refers to.

Paragraph 4.3

Please use the space below to make comments on this part of the Plan.
Historic England is pleased to see the exceptionally high quality of the built environment of Chipping Norton identified as a “key issue raised” in paragraph 4.3. As previously noted, we expect that this environment also makes the town a good place to work.

Please state which part of the neighbourhood development Plan (for example which section, objective or policy) your representation refers to.

Paragraph 5.2

Please use the space below to make comments on this part of the Plan.

Historic England welcomes and supports the reference to conserving and enhancing the town’s character and high-quality built environment in the Vision in paragraph 5.2, and particularly the addition of “historic” as we previously requested.

Please state which part of the neighbourhood development Plan (for example which section, objective or policy) your representation refers to.

Objectives

Please use the space below to make comments on this part of the Plan.

We welcome and support Objectives OB2, OB7 and OB8.

Please state which part of the neighbourhood development Plan (for example which section, objective or policy) your representation refers to.

Policy T2

Please use the space below to make comments on this part of the Plan.

Historic England welcomes the reference to the town’s historic character in Policy T2. However, we remain concerned at the requirement for additional infrastructure if an “acceptable level of impact cannot be achieved”. Additional infrastructure may not provide an acceptable solution in other respects, e.g. impacts on the historic environment. However, we welcome paragraph 7.7 of the supporting text (see below).
Please state which part of the neighbourhood development Plan (for example which section, objective or policy) your representation refers to.

**Figure 6.5**

Please use the space below to make comments on this part of the Plan.

The Pillars site as shown on Figure 6.5 appears to include the Grade II listed gate piers at the entrance to “The Pillars”. Any proposals for the re-use of this site in accordance with Policy M6 should retain these gate piers.

Please state which part of the neighbourhood development Plan (for example which section, objective or policy) your representation refers to.

**Paragraph 7.7**

Please use the space below to make comments on this part of the Plan.

Historic England welcomes the reference to our streetscape manual “Streets For All” in paragraph 7.7 and the Town Council’s commitment to working with other authorities to help ensure that there is not an unacceptable impact on the town’s historic environment. Historic England is part-funding a project in Aylesbury Vale District on sensitive traffic-calming in conservation areas to demonstrate how this can be undertaken sensitively.

**Paragraph 8.8**

Please use the space below to make comments on this part of the Plan.

Historic England welcomes and supports the references to the town’s historic environment offering great potential for attracting more visitors and to the Conservation Area Character Appraisal in paragraph 8.8.
Please state which part of the neighbourhood development Plan (for example which section, objective or policy) your representation refers to.

Policy TC5.

Please use the space below to make comments on this part of the Plan.

Historic England welcomes and supports the proposed support in principle of proposals that retain and enhance the existing character and amenities of the High Street in Policy TC5.

Please state which part of the neighbourhood development Plan (for example which section, objective or policy) your representation refers to.


Please use the space below to make comments on this part of the Plan.

Historic England welcomes and supports paragraphs 9.1 – 9.13 and their detailed description of the important historic environment of the town. However, the National Heritage List for England still only has ten grade II* listed building entries in the town.

However, ideally, there would also be consideration of the current and potential future condition of the heritage assets within the parish. Our current Heritage at Risk records show no higher grade designated heritage assets in the town, but consideration should be given to any particular threats to the significance of heritage assets in the town e.g. from development, lack of maintenance etc? Has there been any change in their condition in recent years, particularly for the worse?

Has there been any or is there any ongoing loss of character, particularly within the Conservation Areas, through inappropriate development, inappropriate alterations to properties under permitted development rights, loss of vegetation, insensitive streetworks etc?

Perhaps the Town Council could consider undertaking a survey of Grade II buildings in the parish to ascertain whether any are at risk from neglect, decay or other threats.
Please state which part of the neighbourhood development Plan (for example which section, objective or policy) your representation refers to.

Figure 9.1

Please use the space below to make comments on this part of the Plan.

Historic England welcomes Figure 9.1.

Please state which part of the neighbourhood development Plan (for example which section, objective or policy) your representation refers to.

Policy B1

Please use the space below to make comments on this part of the Plan.


Please state which part of the neighbourhood development Plan (for example which section, objective or policy) your representation refers to.

Policy B2

Please use the space below to make comments on this part of the Plan.


Please use a separate form for each representation.

Please state whether you would like to be notified of the Council’s decision on the Neighbourhood Development Plan Proposal:

Yes [✓]  No [ ]
This form can be emailed to community.development@westoxon.gov.uk or posted Community Development, West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, OX281PB, by 5pm on Friday 31st July 2015.