

Bishop's Itchington NDP – Second Examiner's Queries

I have now had the opportunity to enjoy a visit to the Neighbourhood Area and a few additional queries arise from that visit and/or your earlier response.

1. The Local Authority update on the SAP will have been noted no doubt. Do you wish to revisit any parts of the text where it has become dated/potentially misleading (albeit the local authority notes that the SAP may be subject to further change)?
2. Policy BINDP3 - Local Economy: I feel your response to my query extends the definition of "homeworking" into the territory of turning a home into a business, and certainly beyond the adjustments to working patterns that may have arisen from Covid (which seem largely about using a computer and phone from home). I didn't see many, if any, residential properties within the BUAB that would have the scale of building or site to accommodate a nursery or B&B, especially with the related parking. Farm buildings on the outskirts or in rural locations may have more potential for such uses, but those are probably already covered by Core Strategy Policies on farm diversification and/or tourism. So I wonder whether this part of the Policy is too general to be useable by a decision-maker?
3. Policy BINDP4 - Design: Did you consider the suggestion in a representation that grouping points together could help to make the Policy easier to interpret?
4. Policy BINDP5 - Landscape Character and Views: Having now seen the views identified I need to query the view illustrated by Fig 14 since I feel the arrow location and direction must be wrong; to be from the public footpath the viewpoint would need to be further north-west and the vista more south-west? However, any views from the edge of the settlement will illustrate rural character and, apart from the Church, all the significant features appear to be very distant ie unaffected by development well related to the village. Therefore, having regard to these "illustrative" views, is the Policy concern perhaps more about retaining the rural character of the village, particularly at the road entrances, rather than the individual views per se?
5. Policy BINDP8 - Sports Facilities: If the playing field, with its various facilities, is the only sports area in the Neighbourhood Area then this would seem most appropriately protected by Policy BINDP8 rather than as a Local Green Space, from which the pavilion and car park would need to be excluded. There is no point in having two policies 'protecting' the same space. Your comments on this are invited.
6. Policy BINDP9 - Local Green Spaces: In relation to the BINDP9/4 space, because the grass was quite long I couldn't distinguish evidence of ridges and furrows, but it would seem that the space has been protected on that basis by the developer? The space indicated on the Policies Map is less extensive than the green open space on the ground - is that deliberate or accidental? Within the same development there is at least one new amenity spaces not included within the ambit of Policy BINDP10 - is that because the space(s) was still 'in progress' when the Regulation 16 submission was made?