



Blacon Neighbourhood Alliance Neighbourhood Forum



Mr A Freeman  
C/o Intelligent Plans and  
Examinations Ltd  
5 Argyle Street  
Bath  
BA2 4BA

Dear Mr Freeman

**Blacon Neighbourhood Plan and Blacon Community Neighbourhood Development Order – Examination**

Thank you for inviting us to make further comments on how our submitted neighbourhood plan and neighbourhood development order meet the new basic conditions. We have reviewed the comments made already by CWaC.

Neighbourhood Plan (NP)

Firstly, we consider the NP will indirectly ensure the development and use of land in our neighbourhood area will contribute to the mitigation of, and adaptation to, climate change, even though its policies have not been specifically designed for those purposes.

The new sports and community hub and the protection from harmful development of our local green spaces, community facilities and local centres should reduce car trips as the community are better able to access those closer facilities, spaces and services on foot or bus or bike. The retention, rather than the development, of some of those green spaces within what is a large, populous urban area, will also give the community respite in adapting to hotter summers.

Secondly, we consider the NP is consistent with the new Cheshire local nature recovery strategy, although again its policies have not been directly designed with that intention. We note that a number of the proposed Local Green Spaces are identified in the strategy as either ‘areas that could become important for biodiversity’ or ‘core local nature sites’. Our proposed designation should help further those nature goals. The sports and community hub land is not identified in the strategy.

Thirdly, the making of our NP would not result in the development plan proposing that less housing is provided by means of development taking place than if our plan were



not to be made. There are no sites in the area that are already allocated in the development plan that are affected by a policy.

However, there are four sites in the latest iteration of the Land Availability Assessment – references numbers 1188 (part), 1913 (part), 1977 and 1978 – that have been assessed as potentially suitable for housing development. We do not consider that our policies necessarily undermine the delivery of new homes on parts of sites 1188 or 1913 but we do wish to prevent the development of 1977 and 1978 for housing. Both were laid out in the original estate masterplan intentionally for informal amenity space and they continue to serve that purpose for local residents, as we have explained in the NP evidence base. We also note there is other land in Blacon that has been made available, and assessed as potentially suitable, for new homes, which is not affected by an NP policy.

Finally we note that CWaC has not commented on the loss of the ‘general conformity’ basic condition in its response. It had previously differed from our view on if and how our NP (and NDO) both met that condition as explained in our submitted Statement. We consider this change now draws a line under that matter.

#### Neighbourhood Development Order (NDO)

We consider our NDO will not have the effect of preventing housing development from taking place which is proposed in the development plan for our area. The land has never been made available nor allocated for such development.

Again, we have noted that CWaC has not commented on the loss of the ‘general conformity’ basic condition in its response but has suggested an additional planning condition relating to noise management. We would be happy for the NDO to include that condition.

Yours sincerely,

Marc  
Marc Hallows  
Vice-Chair  
Blacon Neighbourhood Alliance