

BOXTED NEIGHBOURHOOD PLAN

SUBMISSION STAGE CONSULTATION (REGULATION 16) DOCUMENTS

JANUARY 2016

Following submission of the Boxted Neighbourhood Plan (BNP) to Colchester Borough Council (CBC) in January 2015, a significant piece of evidence came to light which caused the BNP Group to review the policy in respect of Hill Farm. Specifically, the refusal of a planning application for 43 dwellings on the Hill Farm site was taken to appeal¹, with a public inquiry taking place in November 2014. On 14th January 2015 the appeal inspector issued his decision letter. He dismissed the appeal but raised several issues which are of direct relevance to the Hill Farm policy.

This resulted in the need to undertake further public engagement on the policy. In light of this and discussions with CBC and the landowner of the Hill Farm site, it was felt necessary to revise the Hill Farm policy (Policy HF1). As a result, it has also been necessary to amend the Basic Conditions Statement and the Consultation Statement to reflect this.

The changes to the documents are as follows:

Boxted Neighbourhood Plan – Submission Version

The supporting text in Section 7 and Policy HF1 has been amended to reflect:

- Removal of reference to require “up to 43 dwellings” to be delivered.
- Reflecting the wish to provide some live-work units as part of the residential mix.
- Reflecting the desire to explore the opportunity for a community shop on the site, if there is sufficient demonstrable local interest at the time.

Consultation Statement

Section 4 details the changes since January 2015 when the appeal decision in respect of the proposals for the Hill Farm site was issued. This summarises the outcomes of the survey undertaken in Summer 2015.

Basic Conditions

Minor amendments to Tables 2.2 and 4.1 to reflect the change to Policy HF1.

¹ Appeal Ref: APP/A1530/A/14/2216873