



**Vale of White Horse Local Plan Part One:
Strategic Sites and Policies**
Publication Stage Representation Form

Ref:

(For official
use only)

Name of the Local Plan to which this representation relates:

Vale of White Horse Local Plan

Response form for the Vale of White Horse strategic planning policy document, the Local Plan Part one. Please return to Planning Policy, Vale of White Horse District Council, Benson Lane, Crowmarsh, Wallingford, OX10 8ED or email planning.policy@whitehorsedc.gov.uk no later than Friday 19 December 2014 by 4.30 pm precisely.

This form has two parts –

Part A – Personal Details

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A

1. Personal Details*

**If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.*

2. Agent's Details (if applicable)

Title

Mr

Mr

First Name

D

D

Last Name

Bond

Bond

Job Title

(where relevant)

Woolf Bond Planning LLP

Organisation

(where relevant)

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E-mail Address

(where relevant)

d.bond@woolfbond.co.uk

Part B – Please use a separate sheet for each representation

Name or Organisation :

3. To which part of the Local Plan does this representation relate?

Paragraph

Policy

CP3

Proposals Map

Abingdon – on –
Thames and Oxford
sub area.

4. Do you consider the Local Plan is :

4.(1) Legally compliant

Yes

☒

No

☐

4.(2) Sound (Positively Prepared,
Effective and Justified)

Yes

☐

No

☒

4 (3) Complies with the Duty to co-
operate

Yes

☐

No

☐

Please mark as appropriate.

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

(continue on a separate sheet/expand box if necessary)

Introduction

These representations have been prepared on behalf of the owners of land at North Hinksey Village. The site is identified on plan WB1. The land is taken out of the Green Belt following the Council's Green Belt Review. The study establishes that the site does not serve a Green Belt purpose. Owing to its containment by the A34 and mature woodland this is agreed and the local plan in this respect is supported.

The land is not large enough for a strategic allocation and therefore need not be identified for development in the Part 1 Local Plan.

Its removal from the green belt indicates that it has potential for development in principle subject to other Development Management issues.

These representations highlight this fact, the sustainable opportunity that arises and the need for minor changes to the plan to make it more effective to deliver housing in the right locations. The plan in its current form is not sufficiently effective in order to pass the test of soundness. The representations highlight some inconsistencies that arise between the policy proposals map, figures within the text of the local plan and between the policies themselves, in particular the application of Core Policies 3, 4, 8, 13. Only minor changes are suggested to make the plan more effective and therefore Sound.

In summary North Hinksey should either been seen as part of Botley in Core Policy 3 and the list of settlements in Core Policy 4 and Core Policy 8, or a *** added after North Hinksey in the list of Smaller Villages in Core Policy 3 and a footnote added similar to the one concerning Milton Heights in the same policy. This would reflect the particular circumstances of North Hinksey which is different to any other smaller village identified in the plan.

Core Policy 3: Settlement Hierarchy.

Botley is identified rightly as a Local Service Centre and as an inset settlement on the proposal map as well as other reports used as part of the evidence base for the local plan. Unlike the figures in the local plan text Botley is highlighted on the Adopted Policies Map which includes North Hinksey, by the fact that North Hinksey is not notated. Accordingly this should be reflected in the Settlement Hierarchy Policy CP3 by either omitting North Hinksey from the smaller village's classifications or redefining in part the definition of smaller villages.

The reason why North Hinksey should not be classified as a smaller village is as follows:

1. Treatment on the draft Adopted Policies Map.
2. North Hinksey Parish includes Botley and North Hinksey village.
3. North Hinksey Parish is the “6th largest settlement in the Vale of White House District Council’s administrative area” (North Hinksey Parish Council web site-other useful information page).
4. North Hinksey is not defined as a separate entity on any plan or map. It is contiguous with the remainder of the built up area of Botley.
5. The “Village” is not a standalone, separate isolated settlement, but a part of the Botley built up area.
6. It is included as part of the Botley inset from the green belt, therefore being seen as one entity.
7. North Hinksey is not a smaller village in the normal sense of the word and is distinct from the other smaller villages identified by the Local Planning Authority on the draft adopted policies map. It is not a standalone isolated village. In contrast it is physically and functionally linked to Botley and in turn the city of Oxford. This is illustrated on the attached plan WB1. The area has the following characteristics:

- The North Hinksey Lane as highlighted on the Ordnance survey map runs parallel to the A34 and provides a direct link to the remainder of Botley.
- The A34 does not provide a physical barrier between the east and west side owing to pedestrian/ cycle underpass.
- North Hinksey also has a primary school which also serves Botley in addition to a Church, Public House, Tennis Club, Rugby Club all of which serve the Botley and wider area.
- North Hinksey has a direct link, including a pedestrian/cycle underpass underneath the A34 to the remainder of Botley.
- North Hinksey Lane provides a direct link and contiguous to Seacourt Tower, Hinksey Business Park and to Botley Service Centre.
- Direct dedicated pedestrian/cycle link into Oxford and Osney industrial Estate via Willow Walk.
- The area lies within walking/cycling distance of Matthew Arnold secondary school, two primary schools, Westminster College, doctors surgery, Botley Service Centre, an Oxford Park and Ride, Oxford Railway Station and City Centre . This is illustrated on Plan WB1

The plan’s Glossary includes the following definition for Smaller Villages. “Smaller villages have a low level of services and facilities, where any development should be modest in scale and primarily be to meet local needs”. North Hinksey does not have these characteristics. North Hinksey is part of Botley in a planning policy sense. In any relative sense, it is well located to a number of important sustainable destinations/land uses. North Hinksey is functionally and physically part of Botley. This should be reflected in the Settlement Hierarchy Policy.

In the alternative, North Hinksey is within a short walking/cycling distance of facilities offered in a higher order settlement (See Plan WB1) that should be acknowledged in the settle hierarchy policy if it is to be more effective and sound.

6. Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified at 5 above where this relates to soundness. (NB Please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

For the above reasons Core Policy CP3 should be amended by including after the words "Botley" the following: "(including North Hinksey)". Or and in any event "North Hinksey" should be removed from the smaller villages list and be assumed to form part of Botley by reference to the Adopted Policies Map.

An alternative to the above suggested change is to follow the approach the plan adopts for Milton Heights (a Smaller Village) by adding after North Hinksey in the list of smaller villages ***. Then add *** at the foot of the Policy to read "North Hinksey has facilities and services within a short walking/cycling distance that are equivalent to those offered by a larger village".

Either approach would make the plan more effective in meeting the test of Soundness.

In respect of the definition of smaller villages the reference to "primarily to meet local needs" would need further clarification. For instance in respect of North Hinksey given the strong physical and functional relationship with the remainder of Botley and Oxford, local needs would include these areas. This further reinforces the strong association of North Hinksey to Botley, if it is to be seen as a separate entity.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

☐

No, I do not wish to participate at the oral examination

☒

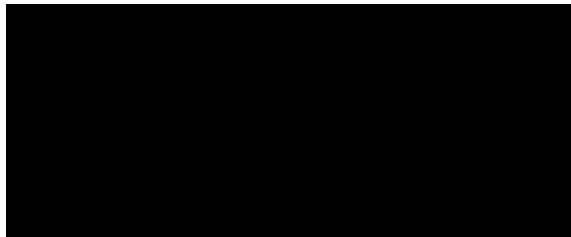
Yes, I wish to participate at the oral examination

8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary: ☐

To discuss the reasons why, in its present form, the plan is unsound.

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

Signature:



Date:

18/12/2014

