

North Hinksey Parish
Neighbourhood Plan 2019-2031:
Basic Conditions Statement

January 2019

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1. Introduction and meeting legal requirements.

1.1 This Basic Conditions Statement identifies how the North Hinksey Neighbourhood Plan meets all of the legal requirements and basic conditions for such a Plan as detailed in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012. Section 1 deals with the general legal requirements, with sections 2 to 5 covering the basic conditions.

1.2 The North Hinksey Parish Neighbourhood Plan and identified supporting documentation including this Basic Conditions Statement are being submitted by North Hinksey Parish Council, which, as a qualifying body, is entitled to submit a Neighbourhood Plan for its own parish to the Vale of White Horse District Council (VOWHDC). The Plan has been prepared by the North Hinksey Parish Neighbourhood Plan Steering Group, which was set up by North Hinksey Parish Council, and includes two Parish Councillors holding the positions of Chairman and Secretary. Although operating independently, the Neighbourhood Plan Steering Group have maintained close contact with the Parish Council throughout the development of the Neighbourhood Plan, as identified in the Consultation Statement, leading to the approval of the complete Neighbourhood Plan documentation (as identified in section 1.2 of this document) for submission by the Parish Council in a full Council meeting held on the 29th November 2018.

1.3 The following documents constitute the North Hinksey Parish Neighbourhood Plan and supporting documents in their entirety, which are being submitted to the VOWHDC in order to allow for subsequent independent examination, followed by a public referendum in the designated area for the Plan:

- The North Hinksey Parish Neighbourhood Plan 2018-2031 (November 2018 submission version) including Appendices.
- A map of the Designated Neighbourhood Plan Area (also included as Appendix 1 of this document).
- This Basic Conditions Statement (November 2018).
- A Consultation Statement (November 2018) detailing the extensive consultation with residents, businesses, other local stakeholders and statutory bodies throughout the development process, including a final public consultation of over six weeks that was held during June / July 2018.
- A Screening Statement on the determination of the need for a Strategic Environmental Assessment (SEA) carried out by the VOWHDC (June 2018). The conclusion of this Screening Statement was that the North Hinksey Parish Neighbourhood Plan does not require either SEA or HRA.
- An evidence base consisting of:
 - North Hinksey Parish Character Assessment (January 2018).
 - A Supplementary document on the provision of leisure facilities (January 2018).
 - A locally important buildings and features assessment, North Hinksey Parish (August 2018).
 - North Hinksey Groundwater Assessment (July 2017).

1.4 The whole parish of North Hinksey has been formally designated as a Neighbourhood Area through an application made on 20th December 2014 under the Neighbourhood Planning Regulations 2012 (part 2 S6) and approved by the Vale of White Horse District

Council on 17th June 2015. Appendix 1 of this document contains a copy of both the map of the designation area and the letter confirming approval of this area.

1.5 The Plan contains policies relating to the development and use of land within the designated Neighbourhood Area. Proposals relating to planning matters (the use and development of land) have been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

1.6 The Plan identifies the period to which it relates as 2018 to 2031. The period has been chosen to align with the dates of the Vale of White Horse District Council Local Plan 2031.

1.7 The Plan does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

1.8 The Plan relates only to the parish of North Hinksey (the designated Neighbourhood Area). It does not relate to more than one Neighbourhood Area. There are no other neighbourhood development plans in place within the Neighbourhood Area. Early on in the process the possibility of producing a Neighbourhood Plan jointly with neighbouring Cumnor Parish was considered, however, as described in the Consultation Statement this option was quickly decided against. Subsequently Cumnor Parish have started the process of producing their own Neighbourhood Plan and there has been considerable dialogue between the two Parishes on their respective emerging Plans.

2. Having regard to national policies and advice.

2.1 This section of the Basic Conditions Statement identifies, and comments on relevant sections of the current National Planning Policy Framework (July 2018) and how they relate to specific policies within the North Hinksey Parish Neighbourhood Plan.

2.2 A table appearing in Appendix 2 of this document also lists all policies in the North Hinksey Parish Neighbourhood Plan, and cross references with specific paragraphs of relevance within the NPPF (July 2018).

2.3 The sections of the NPPF of relevance are as follows:

5. Developing a sufficient supply of homes.
6. Building a strong, competitive economy.
8. Promoting healthy and safe communities.
9. Promoting sustainable transport policies.
11. Making effective use of land.
12. Achieving well-designed places.
13. Protecting Green Belt Land.
14. Meeting the challenge of climate change, flooding and coastal change.
15. Conserving and enhancing the natural environment.
16. Conserving and enhancing the historic environment.

Developing a sufficient supply of homes.

2.4 The North Hinksey Parish Neighbourhood Plan does not allocate any specific new sites for building homes which reflects the lack of suitable land within the parish and the considerable population growth in recent years resulting from the completion of two new housing estates in the area in the past two years. Further growth will be achieved with the addition of a significant number of flats and student accommodation within the Botley Centre redevelopment currently under way. The NPPF states in paragraph 69 that *“Neighbourhood planning groups should also consider the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 68a) suitable for housing in their area.”* It should be noted that an investigation of this type was carried out (as detailed in section 4.1 and Appendix B of the North Hinksey Parish Neighbourhood Plan), however no suitable sites were identified. Virtually all of the land not already containing housing or commercial sites is in the Green Belt, and what little isn't either has significant access / transport issues or falls into the category of Local Green Space or important social infrastructure. Not surprisingly the VOWHDC Local Plan 2031 similarly fails to identify any suitable new sites for housing in this area. As noted in the Neighbourhood Plan growth will continue to occur through conversion of houses into flats and infill on sites.

2.5 The NPPF states in paragraph 61 that *“the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies”* and this element is reflected in the Housing Objectives contained in paragraph 2.2.1 of the

Neighbourhood Plan which aims for developments “that meet the requirements of parishioners and key workers at all stages of their lives.” It has also been incorporated in more detail through Policy HS5, which identifies an appropriate balance of housing types for the area.

Building a strong, competitive economy.

2.6 The Neighbourhood Plan Objectives on Economy and Employment stated in paragraph 2.2.2 of the Neighbourhood Plan promote the need for a healthy mixed range of commercial enterprises within the local community, recognising the opportunity for offering an attractive alternative to central Oxford, particularly for businesses looking to work with Oxfordshire’s knowledge-based economy.

2.7 Policies EE1, EE2 and EE3 within the Economy and Employment section of the Neighbourhood Plan (section 4.2) promote business clustering, an appropriate mix of business types building on local strengths with an emphasis on flexibility and futureproofing. Also Policy EE3 identifies “*designated sites for business use*” and ensures their continued use for commercial activities in the long term in the face of pressure to convert space into housing. These all take into account national advice, with relevant sections of the NPPF being paragraphs 80 to 82, including the statements that policies should:

“ ... help create the conditions in which businesses can invest, expand and adapt.”

“... set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth”

“... recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries; and for storage and distribution operations at a variety of scales and in suitably accessible locations.”

2.8 Additionally paragraph 81 of the NNPF states that policies should attempt the following:

“c) seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment; and

d) be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.”

Policies HS4, EE3, EE4, TR1, TR2, TR4, T45 and SI1 all aim to support economic growth through providing appropriate infrastructure and flexible facilities including an appropriate, effective transport network, which is particularly critical. These are further backed up by Community Actions CAEE1, CAEE2, CAEE3, CAET1 and CASI4 within the Neighbourhood Plan.

Promoting healthy and safe communities.

2.9 A combination of two Objectives within the Neighbourhood Plan are relevant to this topic – paragraph 2.2.4 on Social Infrastructure, and paragraph 2.2.6 on Green Spaces and the Natural Environment. These promote the protection and expansion of recreational

spaces and leisure facilities, plus routes for walkers and cyclists. In addition they encourage the provision of adequate levels of community facilities and a safe environment for all residents and workers.

2. 10 Elements of paragraph 91 of the NPPF relating to the encouragement of walking and cycling have been taken into account in the drawing up of Policies TR1 and TR3, and also Community Action CAET1.

2.11 Other elements of paragraph 91 of the NPPF, combined with 92 and 86 to 101 encourage the provision and protection of open spaces, leisure facilities and other social infrastructure and these factors have been fully incorporated into the Neighbourhood Plan through Policies SI1, GS1, GS2, GS3 and BU1 combined with Community Actions CASI1, CASI2, CASI3, CASI4, CAGS1, CAGS2, CAGS3 and CABU2. The listed Policies identify important leisure and social facilities, Local Green Spaces and views and provide measures to protect them. In addition they also promote biodiversity, wildlife corridors and trees within the area. The Community Actions highlight intended improvements and programmes to encourage better usage of these spaces and facilities in order to improve the health and well-being of the local community.

Promoting sustainable transport policies.

2.12 As noted in paragraph 2.9 above the Green Spaces and Natural Environment Objectives in paragraph 2.2.6 of the Neighbourhood Plan encourage the provision of more routes for walkers and cyclists. This aim is also reflected in paragraph 2.2.3 of the Neighbourhood Plan where the Transport Objectives include “improved infrastructure and encouragement for pedestrians, cyclists and public transport to reduce the reliance on private car journeys.”

Elements of paragraphs 102, 104 and 106 of the NPPF that relate to the provision of appropriate infrastructure to encourage walking and cycling have, as noted in 2.8 above, been taken into account in the drawing up of Policies TR1 and TR3, and also Community Action CAET1.

2.13 Policy TR2 requires the provision of electric vehicle charging points which is in line with paragraph 102 (e) of the NPPF, which notes “*the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.*”

2.14 Paragraph 111 of the NPPF state that “*All developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.*” This has been specifically stated in Policy BU1 in regard to planned redevelopment of the Oxford Brookes University Harcourt Hill Campus.

2.15 Overall all relevant elements on the promotion of sustainable transport policies as detailed in paragraphs 102 to 111 of the NPPF have been fully taken into account in the drawing up of Policies TR1 to TR5.

Making effective use of land.

2.16 Paragraphs 122 and 123 of the NPPF contain relevant statements relating to housing density including the following:

Planning policies and decisions should support development that makes efficient use of land, taking into account:

“Paragraph 122

a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;

d) the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change.”

“Paragraph 123

e) It may be appropriate to set out a range of densities that reflect the accessibility and potential of different areas, rather than one broad density range.”

The lack of suitable sites for new housing developments within the area has already been noted in section 2.4c above, and Housing Policy HS3, which relates to housing densities, takes these factors into account by identifying appropriate character areas where higher housing densities would be encouraged to occur.

Achieving well-designed places.

2.17 The North Hinksey Parish Character Assessment, which forms part of the evidence base supporting the Neighbourhood Plan has been used to help identify what appropriate developments would look like in terms of scale, grain, size, heights and overall design, and these elements have all been built into Policies HS1 and HS2 in line with paragraphs 124 to 131 of the NPPF. Additional requirements relating to developments in the North Hinksey Conservation Area or land subsequently taken out of the Green Belt have been added in the ‘encouraging’ Policy HS6.

Protecting Green Belt Land.

2.18 Paragraph 143 of the NPPF states that *“Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.”* Also paragraph 145 section e) states that *“A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:*

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.”

These factors have been taken into account in drawing up Policy BU1 which places certain requirements on any redevelopment of the Oxford Brookes Harcourt Hill Campus (which lies entirely within the Green Belt) including an encouragement to *“keep any expansion of buildings within the current Green Belt boundaries and built footprint of the campus.”*

In addition Policy SI4 aims to manage the social infrastructure elements of that site, in particular by retaining the leisure facilities sited there.

2.19 It should be noted that Policies GS2 and GS3 would also apply to land within the Green Belt, although they are general across the whole parish and not specific to those areas alone. Policy GS1 does not include any areas of Green Belt within the Local Green Spaces as they already gain greater protection by means of being designated as Green Belt land.

2.20 Overall the Policies within the Neighbourhood Plan reflect the aim for “protection of current Green Belt land” as stated in the Green Spaces and Natural Environment Objectives in paragraph 2.2.6, which meet the national requirements on this topic.

Meeting the challenge of climate change, flooding and coastal change.

2.21 The Utilities Objectives of the Neighbourhood Plan stated in paragraph 2.2.5 clearly highlight the need for low carbon and energy efficient technologies and design features in all new developments in order to reduce carbon emissions.

2.22 Paragraphs 148 to 154 of the NPPF provide an overall framework for planning for climate change, but the most relevant statement appears in paragraph 149, which together with a footnote states that “*Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures (In line with the objectives and provisions of the Climate Change Act 2008).*” Policy UT2 encourages the incorporation of sustainable design elements in both housing and non-residential developments, high levels of energy efficiency, and the use of renewable energy in appropriate circumstances.

2.23 Policy UT1 deals with all aspects of localised flooding and groundwater issues, which are of particular concern in this area. Paragraphs 155 to 165 of the NPPF deal with flooding, and have been taken into account in the drawing up of Policy UT2, however they primarily relate to flooding from main water courses which is not a major concern other than in a few low lying parts of the parish. The main element of Policy UT2 relates to flooding of a development site and surroundings arising from groundwater, which is not specifically referred to in the NPPF.

Conserving and enhancing the natural environment.

2.24 Paragraphs 170 to 177 of the NPPF have been given full consideration in drawing up section 4.6 of the Neighbourhood Plan on Green Spaces and the Natural Environment, and the associated Objectives in paragraph 2.2.6 of the Plan. These Objectives include the protection of green spaces, the encouragement of biodiversity, and the protection of wildlife corridors and habitats. In particular the following elements of the NPPF are highly relevant:

“Paragraph 170.

Planning policies and decisions should contribute to and enhance the natural and local environment by:

a) protecting and enhancing valued landscapes

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;“

“Paragraph 174.

To protect and enhance biodiversity and geodiversity, plans should:

a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks ...”

Policy GS1 identifies a number of locally important Local Green Spaces and provides them with protection from inappropriate development, whilst Policies GS2 and GS3 further protect locally important views and also promote biodiversity, wildlife corridors and trees within the area.

2.25 Paragraph 181 of the NPPF states that “Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas.” Policy TR5 takes this into account by requiring any proposed improvements to the A34 (alongside which there is an Air Quality Management Area in Botley) to result in reduced pollution from traffic noise and emissions.

Conserving and enhancing the historic environment.

2.26 North Hinksey Parish does not contain a large quantity of nationally or internationally recognised historic buildings or other features, however a locally important buildings and features assessment has been carried out to list those structures that do exist including Grade II listed buildings, and Conduit House, which is a monument listed under the Ancient Monuments and Archaeological Areas Act 1979. Where protected under separate designations these structures have not been impacted on by the Neighbourhood Plan, however Policy SI1 does include a handful of other buildings or features of local importance thereby providing them with some protection from inappropriate development in line with paragraphs 184 to 202 of the NPPF. Housing Policy HS6 also seeks to protect the North Hinksey Village Conservation Area, where many of the listed buildings are located, from inappropriate developments. Further relevant information on this topic can also be found in the Locally Important Buildings and Features Assessment (October 2018) produced in support of this element of the North Hinksey Parish Neighbourhood Plan.

3. Achievement of sustainable development.

3.1 The objective of achieving controlled, sustainable and appropriate development lies at the heart of the North Hinksey Parish Neighbourhood Plan, and this section details the balance of social, economic and environmental objectives and how they relate to individual policies within the Plan.

3.2 In addition Appendix 3 contains a table rating each policy for its impact in each of these areas. As can be seen from that table the overall impact is positive for each individual policy and for the Plan as a whole from social, economic and environmental viewpoints.

Tables 3.3, 3.5 and 3.7 below explain in a summarised form the various social, economic and environmental objectives that the Plan is aiming to achieve, and identify the elements contained within each of the relevant Policies that result in the rating listed in Appendix 3. The summarised objectives are derived from the overall Neighbourhood Plan Vision and Objectives (section 2 of the Plan) combined with relevant aspects of the listed Policies which they relate to. Each of these tables is followed by a further description of the main social, economic and environmental issues within North Hinksey Parish and how the Policies listed in Tables 3.3, 3.5 and 3.7 help to ensure that the Neighbourhood Plan supports the achievement of sustainable development within the area relating to each of these three aspects.

3.3 Social objectives.

Objectives	Policies that help to achieve the objectives
Supporting appropriate and well designed housing that meets local needs and does not impact negatively on the character of the area as a whole, or on individual identified character areas within it. Also minimising long term costs of housing through managing flood issues and encouraging sustainable design and energy efficiency.	HS1, HS2, HS3, HS4, HS5, HS6, UT1, UT2, GS3.
Encouraging the provision of appropriate infrastructure to support the local community, and protecting those elements already in place including the natural, built and historic environment of the area.	EE4, SI1, GS1, GS2, BU1.
Promoting healthy and efficient transport options and infrastructure, both within the area and linking to neighbouring areas.	TR1, TR2, TR3, TR4, TR5

3.4 Social Aspects.

3.4.1 Housing:

Policies HS1 to HS6 help to ensure that the Neighbourhood Plan meets sustainable

development requirements relating to the social aspects of housing in the face of extremely limited opportunities for building on greenfield sites, and economic pressures on developers to maximise profits by pushing the acceptable limits of height and density, with planning applications that often equate to serious overdevelopment of a site.

Specifically Policies HS1, HS2 and HS3 in combination with the North Hinksey Parish Character Assessment define what is considered appropriate and well-designed housing in terms of various physical aspects such as scale, height and housing density, and identify appropriate limits by character area thereby restricting out of character developments, but encouraging larger developments of a higher density in more appropriate locations.

Policy HS4 combined with utilities Policies UT1 and UT2 encourage long term affordability and suitability of housing in relation to sustainable design elements, energy efficiency, future-proofing, and managing localised flood risks. In particular they recognise the serious threat of climate change, and the need for the significant reduction of carbon emissions in new developments. Policy HS6 encourages higher than standard design features for housing within Conservation Areas or land released from the Green Belt.

Policy HS5 identifies the need for a good mix of housing types that meet specific local needs, to ensure that there is no shortage of housing in the long term for identified groups.

Policy GS3 identifies locally important views and encourages developers to ensure that these are not negatively impacted on by inappropriate developments.

3.4.2 Infrastructure:

In any area which undergoes significant housing expansion the tendency is for social infrastructure to lag behind, creating deficiencies in areas such as education, health, leisure facilities and green spaces. This is certainly true in North Hinksey Parish where the number of residents has grown significantly in recent years, particularly following the completion of two housing estates in the last two years, without any significant improvements to the local infrastructure.

Policy EE4 recognises the specific need for child care facilities amongst local workers and encourages provision of these services.

Policy SI1 identifies locally important leisure and social facilities and provides protection from developments that would result in any reduction to those facilities within the Parish, whilst also encouraging the provision of additional appropriate and sought after social infrastructure. Policy BU1 applies a similar approach to the Harcourt Hill Campus of Oxford Brookes University.

Policies GS1 and GS2 identify and provide protection for Local Green Spaces, and encourage the expansion of such areas. In addition they promote biodiversity, tree cover and wildlife corridors.

Overall the above Policies aim to protect and encourage improvements to important aspects of the natural, built and historic environment of the area thereby improving conditions for both residents and local workers.

3.4.3 Transport:

North Hinksey Parish also suffers significant problems relating to the local transport network, with gridlock frequently occurring both on main roads within the Parish (e.g. West Way), and regional link roads (e.g. the A34). From a social viewpoint the impact of these issues on the quality of life can be very damaging.

The North Hinksey Parish Neighbourhood Plan recognises the importance of resolving transport issues, and encouraging the long term development of a sustainable transport network. Policies TR1 and TR3 encourage walking, cycling and the use of public transport, with the support of improved infrastructure.

Policy TR2 attempts to minimise some of the negative impacts of those people using private vehicles by the provision of appropriate parking and access to developments.

Policies TR4 and TR4 support improved connectivity, improvements to the A34, and the development of more efficient regional transport networks including a proposed Rapid Transport System.

3.5 Economic objectives.

Objectives	Policies that help to achieve the objectives
Building a strong, diverse, and competitive local economy, and protecting current business sites from inappropriate change of use (e.g. conversion to housing).	EE1, EE2, EE3.
Providing appropriate infrastructure to support local businesses and their employees including home workers.	HS4, HS5, EE2, EE4, SI1.
Providing housing suitable for key workers.	HS5.
Supporting improvements to the transport network that facilitate efficient movement of people and goods.	TR1, TR4, TR5.

3.6 Economic Aspects.

3.6.1 Building a strong local economy and developing infrastructure supporting businesses and workers:

Currently North Hinksey Parish has a relatively robust local economy and a good mix of businesses, although the retail sector is in a state of flux with the major redevelopment of Botley Centre under way, and further redevelopment of Seacourt Retail Park also planned. There is also the issue of extremely limited opportunities for housing sites within the Parish, leading to pressure to convert commercial sites either partially or completely to

housing. Opportunities to expand commercial activities to other sites within the Parish are, not surprisingly, also extremely limited.

Policies EE1, EE2 and EE3 support sustainable development of the local economy by attempting to deal with the various aspects of these issues. Policies EE1 and EE2 promote business clustering, flexibility, and the provision features necessary for long term sustainability such as superfast communications and electric vehicle charging points. Policy EE3 identifies 'sites for business use' and protects them from inappropriate change of use applications, whilst encouraging developments that will strengthen the overall local economy and encourage the provision useful support services for other businesses and local workers. Workers would also benefit from the provision of child care services as supported by Policy EE4.

Other infrastructure that is required by local workers in addition to residents includes the provision of appropriate levels of health services, leisure facilities and other social infrastructure, with current important facilities being protected by Policy SI1.

Policies HS4 and HS5 support appropriate design features and flexibility that encourages 'homeworking', and a mix of housing that caters for specific key workers as identified in the Plan.

3.6.2 Transport issues:

An efficient local transport network that facilitates the movement of both goods and people is essential to ensure long term sustainability of a strong local economy. This aspect is currently one of the main negative factors impacting on North Hinksey Parish.

Policy TR1 supports increased levels of walking, cycling, and use of public transport which could improve the traffic flow for other road users considerably. Policies TR4 and TR5 look at the wider aspect of regional transport issues, potential improvements to the A34, and the development of a joined-up transport network for central Oxfordshire, where major developments are outside of the direct control of a Neighbourhood Plan, but input to the process from a local viewpoint is essential.

3.7 Environmental Objectives.

Objectives	Policies that help to achieve the objectives
Identifying and protecting important Local Green Spaces and views, promoting biodiversity, and limiting negative impacts on the Green Belt and the general environment.	HS6, SI1, GS1, GS2, GS3, BU1.
Managing flooding issues effectively, with particular emphasis on local groundwater risks.	UT1.
Promoting sustainable design, energy efficiency and renewable energy.	TR2, UT2.

Promoting infrastructure for sustainable modes of transport (walking, cycling, public transport), and reducing noise and air pollution caused by transport.	EE3, TR1, TR2, TR3, TR5.
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3.8 Environmental Aspects.

3.8.1 Green Spaces and Biodiversity:

North Hinksey Parish is effectively a semi-rural suburb of Oxford, including a significant area of Green Belt land and other Green Spaces, and these are recognised by the local community as a major positive benefit to living in this area which should be appropriately protected when considering development plans.. As a result this Plan puts environmental issues at the core of many of its Policies.

Policy HS6 makes recommendations for appropriate design features of housing on any land that might subsequently be taken out of the Green Belt. Policy S11 adds protection for locally important social infrastructure and leisure facilities, a number of which include playing fields or similar green spaces. One of those sites, Oxford Brookes Harcourt Hill Campus is further protected from inappropriate developments that would be environmentally damaging through Policy BU1. Other ‘Local Green Spaces’ are identified and protected through Policy GS1, with Policies GS2 and GS3 including requirements for the protection of tree cover, wildlife corridors, and locally important views together with increased biodiversity. All of these Policies offer guidance that strongly supports environmentally sustainable development of the area.

3.8.2 Flooding and Groundwater issues:

Various geological and topographical features present within the Parish including a complex network of streams (many underground), a rare fen, and a generally high water table under many areas produces a high risk of groundwater flooding during and after the construction of even small-scale developments. An extensive groundwater assessment carried out in 2017 identified the areas of highest risk around the zone where higher levels of permeable rock meet the impermeable Oxford Clay. Policy UT1 is based strongly on the recommendations of that groundwater assessment and provides guidelines for measures that would help identify groundwater issues within the high risk zone, thereby enabling developers to produce plans that avoid potential pitfalls which might otherwise lead to localised flooding in the surrounding area, or have other negative impacts on water flow leading to knock on effects elsewhere.

3.8.3 Sustainable Design and Energy Efficiency:

There is a nationally recognised requirement to reduce carbon emission to counter the negative impacts of climate change through the inclusion of sustainable design elements and energy efficient features within all types of developments. Policy UT2 has been developed to meet the long term target level that will need to be enforced over the duration of this Plan. It provides guidance that supports high levels of sustainable design, but also recognises economic pressures, and identifies in supporting evidence that such a

Policy is economically viable.

3.8.4 Sustainable Transport and Reducing Air and Noise Pollution:

North Hinksey Parish suffers from numerous serious negative impacts relating to transport. The most obvious is frequent gridlock on local roads and regional link roads passing through the area (primarily the A34). In addition, however, the ever increasing levels of traffic have resulted in an Air Quality Management Area running along much of the western side of the A34. Policies EE3 and TR2 promote the provision of charging facilities for electric vehicles in both housing and commercial developments to help reduce air pollution, and Policy TR5 encourages improvements to the A34 that would further reduce air and noise pollution.

Policies TR1 and TR3 strongly support sustainable methods of transport including walking, cycling and the use of public transport through improvements to the local infrastructure, thereby encouraging a move away from the use of private vehicles, leading to a subsequent major positive environmental impact locally.

4. General conformity with the strategic policies and other elements of the Development Plan for the area (the VOWHDC Local Plan 2031).

4.1 This section concentrates mainly on identifying where there is general conformity between Policies of the Neighbourhood Plan and Core Policies of the VOWHDC Local Plan 2031, however other areas of the overall Development Plan for the Vale of White Horse (including Development Policies in the VOWHDC Local Plan Part 2, the Botley Centre SPD and other relevant support documents) are also referred to. It should be noted that at the time of writing this document Part 1 of the VOWHDC Local Plan 2031 has been adopted, but the emerging Part 2 has reached the examination phase, but has not yet been adopted. Within section 4 of the Neighbourhood Plan itself there are references to a number of particularly relevant elements of the Development Plan, however the review in this document is more extensive.

4.2 The Core Policies of direct relevance to Policies and other key elements of the Neighbourhood Plan are:

Sub-Area Strategies Abingdon-on-Thames and Oxford Fringe:

- Core Policy 3: Settlement Hierarchy
- Core Policies 4 and 4a: Meeting our Housing Needs
- Core Policy 6: Meeting Business and Employment Needs
- Core Policy 8: Spatial Strategy for Abingdon-on-Thames and Oxford Fringe Sub-Area
- Core Policy 8a: Additional Site Allocations for Abingdon-on-Thames and Oxford Fringe Sub Area
- Core Policy 9: Harcourt Hill Campus
- Core Policy 11: Botley Central Area
- Core Policy 13: The Oxford Green Belt

District Wide Policies:

- Core Policy 22: Housing Mix
- Core Policy 23: Housing Density
- Core Policy 26: Accommodating Current and Future Needs of the Ageing Population
- Core Policy 28: New Employment Development on Unallocated Sites
- Core Policy 29: Change of Use of Existing Employment Land and Premises
- Core Policy 33: Promoting Sustainable Transport and Accessibility
- Core Policy 34: A34 Strategy
- Core Policy 35: Promoting Public Transport, Cycling and Walking
- Core Policy 36: Electronic Communications
- Core Policy 37: Design and Local Distinctiveness
- Core Policy 38: Design Strategies for Strategic and Major Development Sites
- Core Policy 39: The Historic Environment
- Core Policy 40: Sustainable Design and Construction
- Core Policy 41: Renewable Energy (excluding wind energy)
- Core Policy 42: Flood Risk
- Core Policy 43: Natural Resources
- Core Policy 44: Landscape

- Core Policy 45: Green Infrastructure
- Core Policy 46: Conservation and Improvement of Biodiversity

4.3 The table in Appendix 2 of this document lists all of the Neighbourhood Plan Policies, together with all Local Plan Core Policies and other VOWHDC planning documents relevant to each of them. Where appropriate in the following review sections Core Policies have been grouped together to avoid repetition.

4.4 Overall conformity of the Neighbourhood Plan with the Development Plan for the Vale of White Horse.

The North Hinksey Parish Neighbourhood Plan recognises the overall Spatial Strategy and Settlement Hierarchy that is central to the VOWHDC Local Plan 2031, and these factors have influenced the development of the Neighbourhood Plan from its early days. Note should be taken of Core Policy 3 on Settlement Hierarchy where Botley is identified as a Local Service Centre, and North Hinksey Village as a Smaller Village, Core Policy 4 and 4a (in Parts 1 and 2 of the VOWHDC Local Plan 2031 respectively): Meeting our housing needs, and Core Policies 8 and 8a (also in Parts 1 and 2 of the VOWHDC Local Plan 2031 respectively) on Spatial Strategy and Additional Site Allocations for the relevant Sub Area. As previously mentioned no new housing sites have been identified within the Local Plan, reflecting the lack of suitable undeveloped sites within the parish, and, despite investigations on potential sites being carried out locally (in line with NPPF recommendations) the Neighbourhood Plan agrees with the VOWHDC position and does not allocate any sites for housing. Policies within the Neighbourhood Plan overall support the Settlement Hierarchy by promoting levels of facilities, services and local employment within the Botley section of the Parish appropriate to a Local Service Centre.

4.5 Core Policies 37 and 38 on Design.

In combination with the VOWHDC Design Guide the Core Policies 37 and 38 provide important guidelines on design which have been further refined in Neighbourhood Plan Policies HS1 and HS2 which refer to the North Hinksey Parish Character Assessment, and add maximum height levels for housing as appropriate for specific character areas (with reference also to the Botley Centre SPD in relation to heights of buildings for that area). These local details are particularly important if the principles of Core Policies 37 and 38 are to be fully applied in an effective way. Policy HS6 encourages higher than standard housing designs for any Conservation Area or land subsequently taken out of the Green Belt, building on Core Policy 37, and Policy BU1 encourages good design on the Oxford Brookes Harcourt Hill Campus in line with Core Policy 38 as this is a major development site.

4.6 Core Policy 23 on Housing Density.

Core Policy 23 sets a minimum standard housing density level and states that 'higher densities will be encouraged in locations where it will result in the optimum use of land, where there is good access to services and public transport routes'. Neighbourhood Plan Policy HS3 reinforces the principles of Core Policy 23 and adds further local detail, referring to the North Hinksey Parish Character Assessment and identifying suitable areas for higher housing density levels. The Botley Centre SPD is also referenced as relevant to housing density levels in that specific area.

4.7 Core Policies 22 and 26 on Housing Mix and Accommodating Needs of the Ageing Population.

Housing Policy HS5 on Balance of Housing Types conforms with the principles of Core Policy 22 and the Joint Housing Delivery Strategy, and builds in further details relevant to the Neighbourhood Plan area. In particular 'key workers' are identified, and the requirement to provide appropriate housing for the elderly is reinforced. This latter point conforms with Core Policy 26, and is particularly relevant in North Hinksey Parish which has a higher than average percentage of elderly residents.

4.8 Core Policies 6, 8, 11 and 29 on business and employment development.

All four of these Core Policies are relevant to Neighbourhood Plan Policy EE3, which adds local detail by identifying a wider range of twelve designated '*sites for business use*' beyond the four strategic employment sites identified in Core Policy 8. The importance of that VOWHDC categorisation is reinforced by Policy EE3, together with the requirement for specific relevant sites to adhere to the requirements of Core Policy 6, the Botley Centre SPD and Development Policy 15. Other than for the Botley Centre site (which is mixed use) Policy EE3 seeks to avoid inappropriate change of use to ensure that business sites continue to be used primarily for that purpose, which builds on the requirements of Core Policy 29 and Development Policy 10 without conflicting with them. The final section of Policy EE3 likewise adds local detail by identifying specific changes of use for ancillary purposes that would be particularly beneficial to the local economy as a means of overcoming some of the recognised serious transport issues currently impacting on businesses in the area. Neighbourhood Policy EE4 also identifies child care facilities as a suitable ancillary use for business sites due to the current lack of that facility for local employees. Again this satisfies the three criteria identified in Development Policy 10 whilst adding a further example of what would be an appropriate ancillary use.

4.9 Core Policy 28 on New Employment Development on Unallocated Sites, and Core Policy 36 on Electronic Communications.

Although there is some crossover between Neighbourhood Plan Policies EE1 and EE2, and Core Policies 28 and 36 in terms of the subject matter, the approach taken, and detailed requirements included in the Policies mean that in reality they have relatively little in common, and therefore little chance of conflicting with each other. The Neighbourhood Plan Policies focus mainly on elements of design such as flexibility, clustering and superfast communications which are not covered in the same way in the Local Plan 2031.

4.10 Core Policies 33, 34 and 35 on Transport.

Core Policy 33 on Sustainable Transport and Access is directly relevant to Neighbourhood Plan Policy TR4, which provides a more detailed and local emphasis on connectivity whilst fully conforming, and to a lesser extent also relevant to sections of TR2 which offers a very similar approach. Policy EE2 refers to Core Policy 33 in relation to new employment developments. Policy BU1 also refers directly to this Core Policy because of the significant issues relating to transport and access in the immediate vicinity of the site, but does not add further requirements for development plans in this respect beyond drawing up a transport assessment and travel plan.

Core Policy 34 on the A34 has a direct equivalent in Policy TR5 which brings in important locally important details such as the requirement to reduce air pollution. This is extremely relevant in the area of the parish alongside the A34 that lies within an Air Quality Management Area.

A number of Policies within the Neighbourhood Plan enthusiastically back up Core Policy 35 on Public Transport, Cycling and Walking including TR1, TR2, TR3 and BU1. All of these take a similar approach to Core Policy 35 and fully conform with its wording. Further Community Actions within the Neighbourhood Plan also support this Core Policy.

4.11 Core Policy 39 on the Historic Environment.

Both Policy HS6 and SI1 seek to help protect locally important historical buildings and features in line with the principles of Core Policy 39. This approach is also backed up by the locally important buildings and features assessment produced as a support document for the Neighbourhood Plan.

Policy HS6 also conforms fully with, and supports Development Policies 36 and 37 which seek to protect Heritage Assets and Conservation Areas, and likewise Policy SI1 with Development Policies 8, 33, 34, 36 which also protect open spaces, leisure facilities and other social infrastructure.

4.12 Core Policies 40, 41, 42 and 43 on Sustainable Design, Renewable Energy, Flood Risk and Natural Resources.

These Core Policies are of most relevance to Neighbourhood Plan Policies UT1 and UT2 within the Utilities section of the Plan.

Parts (1) and (2) of Policy UT1 on Flooding and Groundwater conform fully with Core Policy 42 but significant additional requirements relating to groundwater have been added in Part (3) of the Policy. It has been known for many years that local geological features can cause severe problems arising from groundwater flooding in recognised high risk zones, however no scientific evidence had been obtained prior to this to back up local knowledge. To remedy this situation a Groundwater Assessment of North Hinksey Parish was produced in July 2017 which accurately identified high risk zones for groundwater flooding, and also provided recommendations for additional monitoring requirements for planning applications in those zones, which subsequently became the basis for Part (3) of Policy UT1. This Groundwater Assessment fully backs up long term local ambitions to implement appropriate safeguards relating to groundwater, and justifies the approach taken in Policy UT1. Elements of Core Policy 40 also relate to flooding, but these do not have direct relevance to Policy UT1 and there is no conflict between the two.

Policy UT2 on Sustainable Design, Energy Efficiency and Renewable Energy, together with Housing Policy HS4 on Flexibility, Future-Proofing, and Sustainable Design crossover significantly with Core Policies 40, 41 and 43, and follow the principles of those Core Policies. The requirement of Policy UT2 that all new development proposals must reduce carbon emissions by a minimum of 40% is a significant additional demand beyond the conditions imposed by the VOWHDC Local Plan 2031, however it can be fully justified when considering the long term requirements of the UK Climate Change Act 2008 and the minimal costs for developers of installing design features up front (as detailed in reports produced by

Cambridge Architectural Research Ltd (CAR) for Oxford City Council, and another produced by CAR for Sustainable Housing Action Partnership referenced in section 4.5 of the Neighbourhood Plan). As stated in the Neighbourhood Plan 'there is a substantial body of evidence that the social, environmental, economic and health benefits to society of addressing climate change will outweigh the costs of taking action and specifically that the economic and health benefits of home energy efficiency programmes outweigh the investment costs.'

4.13 Core Policies 13, 44, 45 and 46 on the natural environment.

Core Policy 13 on the Green Belt was closely considered during the development of all three of the Neighbourhood Plan Policies in the 'Green Spaces and the Natural Environment' section (GS1, GS2 and GS3), however it should be noted that in their final form none of them impact specifically on the Green Belt. The Local Green Spaces identified in GS1 do not include any Green Belt land, and Policies GS2 and GS3 add important additional protection for biodiversity, trees, wildlife corridors and views but are general policies relating to all land within the area. Housing Policy HS6 seeks to ensure especially good design of housing in areas subsequently taken out of the Green Belt (where Core Policy 13 would no longer apply) and in any Conservation Area (currently limited to the North Hinksey Conservation Area, which is only partially within the Green Belt). As this Policy is only in the form of strong encouragement, and refers to the VOWHDC Design Guide as a primary reference, plus there is a requirement to preserve the historic environment (see section 4.?? Below on Core Policy 39) it is considered that the additional requirements beyond those already required by Core Policy 13 would not be too onerous for developers. Policy SI1 also relates partially to Core Policy 13 as several of the leisure facility sites lie within the Green Belt, however the additional protection being applied here relates to retaining the site's function, rather than as a non-developed green space. Finally the Oxford Brookes University Harcourt Hill Campus also lies within the Green Belt and elements of Policy BU1 seek to ensure that any future redevelopment of the site results in appropriate plans restricted to the current built footprint of the campus.

Core Policies 44, 45 and 46 seek to protect various aspects of the landscape, views, and biodiversity. Policies GS1, GS2 and GS3 are fully compatible with them and primarily aim to add appropriate local detail through the identification of important Local Green Spaces and views. Policy BU1 also notes the importance of Core Policy 44 given the location of the Harcourt Hill Campus within the Green Belt, but does not build in further requirements based on that Core Policy. It should be noted that Development Policies 30, 31, 33 and 35 were also taken into consideration within the assessment of the 'Green Spaces and the Natural Environment' section of the Neighbourhood Plan, and whilst they do not directly relate to any of the three Policies in that section (GS1, GS2 or GS3) they have strongly influenced a number of the Community Actions within the Neighbourhood Plan, which aim to build on their principles.

4.14 Core Policy 9 on Harcourt Hill Campus.

Policy BU1 covers the same territory as Core Policy 9, and seeks to address the same concerns, with particular emphasis on the need to address transport issues within any masterplan for redevelopment. Core Policy 9 identifies 'sustainable site access including by public transport, and the effective management of car trips and car parking demand to a

level that can safely be accommodated on the local road network' as one of the main issues. Additional details considered of relevance have been included to refine the requirements of Core Policy 9, and reference made to the North Hinksey Parish Character Assessment.

5. Meeting EU obligations / prescribed conditions.

5.1 A Screening Opinion was requested in November 2017, and the subsequent Screening Statement on the determination of the need for a Strategic Environmental Assessment or a Habitats Regulations Assessment was provided by the VOWHDC Planning Department on 7th June 2018. A copy of that Screening Statement has been included as a support document to the submission version of the North Hinksey Parish Neighbourhood Plan.

5.2 The seven topics within the Neighbourhood Plan are Housing, Economy and Employment, Transport, Social Infrastructure, Utilities, Green Spaces and the Natural Environment, and Oxford Brookes University Harcourt Hill Campus. The Screening Statement notes that for each of these topics 'it is unlikely that the policies in this section will result in any likely adverse environmental effects, either alone or in combination with other plans in the area.' For the sections on Utilities and Green Spaces and the Natural Environment a further comment is added which states that 'it is likely that these policies may result in minor improvements to the local environment.'

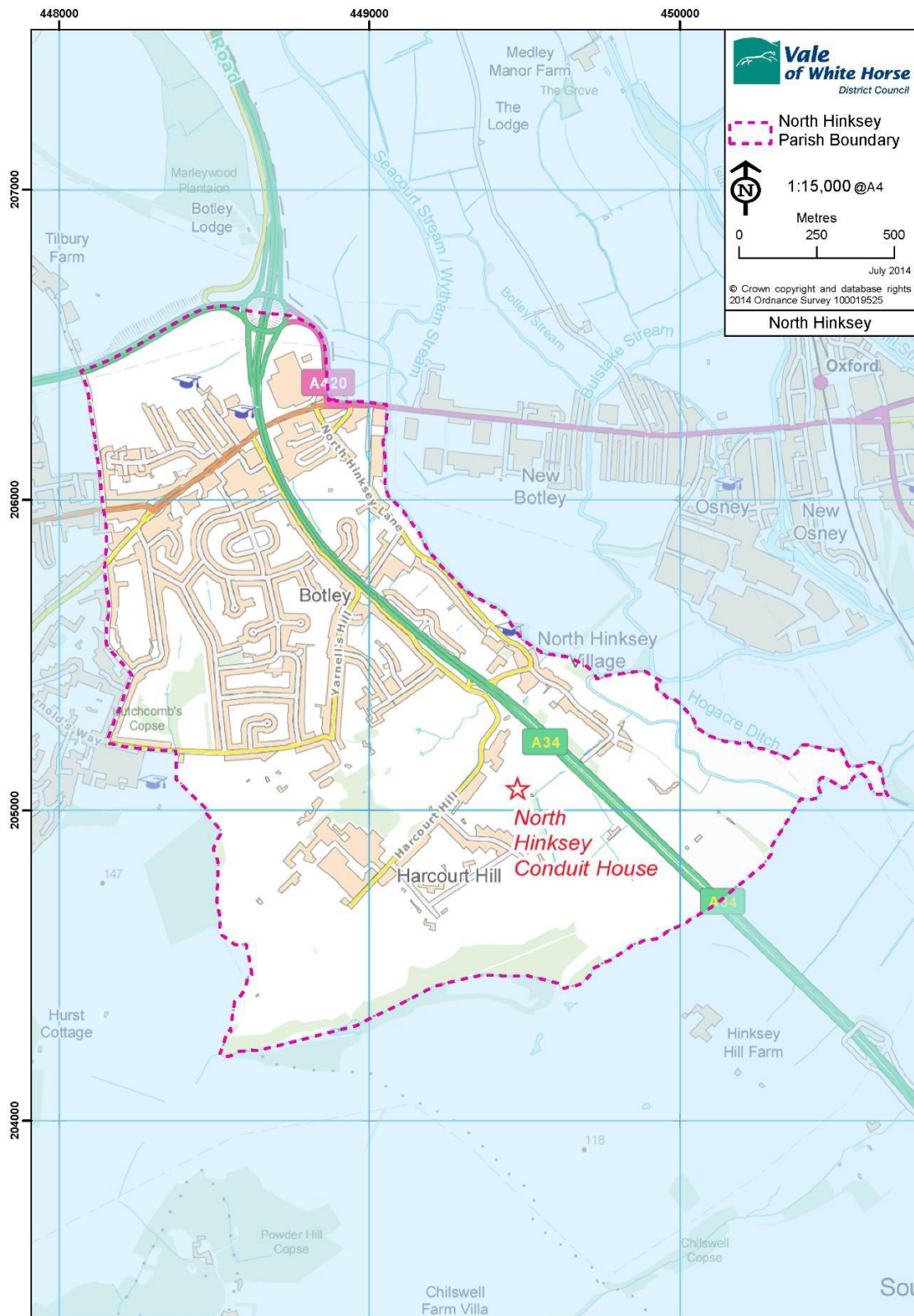
5.3 The overall conclusions of the Screening Statement include the following statements:

- The North Hinksey Neighbourhood Development Plan is unlikely to have significant effects on Natura 2000 sites, therefore an Appropriate Assessment is not required.
- In conclusion, the Council's opinion is that the plan does not require SEA or HRA.

5.4 The Plan is in all respects fully compatible with Convention rights contained in the Human Rights Act 1988. There has been full and adequate opportunity for all interested parties to take part in the preparation of the Plan and to make their comments known.

5.5 The North Hinksey Parish Neighbourhood Plan is therefore considered to fully meet all EU obligations.

Appendix 1: Designated Area Map and approval letter.



Planning Services

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Dr Andrew Pritchard, North Hinksey Parish Council



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OX14 4SB

15 July 2015

Dear Andrew,

Approval of Area Designation for the North Hinksey Neighbourhood Plan

I am pleased to inform you that the North Hinksey area designation, as submitted 20th December 2014, was approved by the Vale of White Horse District Council Cabinet Member on 17 June 2015. There was a call-in period, but the decision was not called in and therefore came in to effect on this date. The consultation for area designation received nine representations in total. I have attached a summary of these.

Yours sincerely

David Potter

Neighbourhood Planning Officer

Appendix 2: Neighbourhood Plan Policies cross referenced with relevant NPPF paragraphs and VOWHDC Local Plan 2031 Core Policies, Development Policies and other relevant VOWHDC planning documents.

Neighbourhood Plan Policy Number	NPPF Paragraph Numbers	Local Plan Core Policies	Local Plan Development Policies etc.
HS1	124 to 131	37, 38	Design Guide
HS2	124 to 131	37, 38	Design Guide, Botley Centre SPD
HS3	122, 123	23	Botley Centre SPD
HS4	81, 124 to 131	40, 43	
HS5	61	22, 26	Joint Housing Delivery Strategy
HS6	124 to 131, 184 to 202	13, 37, 39	DP 36, 37
EE1	80 to 82	28	
EE2	80 to 82	28, 33, 36	
EE3	80 to 82	6, 8, 11, 29	DP 10, 13, 15, Botley Centre SPD
EE4	81		DP 10
TR1	81, 91, 102 to 111	35	
TR2	81, 102 to 111	33, 35	
TR3	91, 102 to 111	35	
TR4	81, 102 to 111	33	
TR5	81, 102 to 111, 181	34	
SI1	81, 91, 92, 96, 97, 143 to 145, 184 to 202	13, 39	DP 8, 33, 34, 36
UT1	155 to 165	40, 42	
UT2	148 to 154	40, 41, 43	
GS1	91, 92, 96 to 101, 170 to 177	13, 44, 45, 46	DP 30, 31, 33, 35
GS2	91, 92, 96 to 101, 133 to 147	13, 44, 45, 46	DP 30, 31, 33, 35
GS3	91, 92, 96 to 101, 133 to 147	13, 44, 45, 46	DP 30, 31, 33, 35
BU1	102 to 111, 133 to 147	9, 13, 33, 35, 38, 44	Design Guide

Appendix 3: Social, Economic and Environmental impacts of the Neighbourhood Plan Policies.

Neighbourhood Plan Policy Number	Social Impact	Economic Impact	Environmental impact
HS1	+	O	O
HS2	+	O	O
HS3	+	+	O
HS4	+	+	+
HS5	+	+	O
HS6	+	O	+
EE1	O	++	O
EE2	O	++	O
EE3	O	++	+
EE4	+	+	O
TR1	++	+	+
TR2	+	+	+
TR3	+	O	+
TR4	+	+	O
TR5	+	+	+
SI1	++	+	+
UT1	+	O	++
UT2	+	O	++
GS1	++	O	++
GS2	++	O	++
GS3	+	O	+
BU1	+	O	+

++ = very positive, + = positive, O = neutral, x = negative, xx = very negative.