

North Hinksey Neighbourhood Plan: proposal to deviate from the examiner's recommendation

Response 1

Respondent Details

Information	
Respondent Number: 1	Respondent ID: 136633954
Date Started: 25/02/2020 17:07:10	Date Ended: 25/02/2020 17:37:13
Time Taken: 30 minutes 2 seconds	Translation: English
IP Address:	Country: United Kingdom

Q1. Are you completing this form as an:
Organisation

Your comments

Q2. You can provide your comments on the proposed decision and reasoning for deviating from the examiner's recommendation to policy BU1 below. You can find more information in the council's proposed decision. If you are commenting on a specific point, please make this clear. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

I am writing on behalf of North Hinksey Parish Council to confirm our full support for the Vale of White Horse District Council's proposed decision to deviate from the examiner's recommendation to delete Policy BU1: Oxford Brookes University Harcourt Hill Campus.

We feel that including a policy within the Neighbourhood Plan on this issue is essential to provide local detail that is not covered fully within the 2031 Local Plan. We also feel that the revised wording of policy BU1 (as included within the consultation statement) is appropriate, does not conflict with the Local Plan, and takes into account the concerns of the Independent Examiner relating to the original wording of the policy which lead to his decision to recommend its removal.

Regarding Policy UT2 on Sustainable Design, Energy Efficiency and Renewable Energy, we note that the Vale of White Horse District Council is not proposing to similarly deviate from the examiner's recommendation by reverting to the original wording of that Policy. This is a major disappointment to NHPC, however we recognise that the inclusion of the reworded Policy UT2 on this issue is still of considerable importance. As the primary reason for not allowing standards such as those included in the original wording of Policy UT2 to sit within a Neighbourhood Plan is that Government legislation only currently allows Local Authorities (and not Neighbourhood Plans) to set such standards, we would like to take this opportunity to strongly encourage the Vale of White Horse District Council to revise its overall Development Plan at the earliest opportunity to include similar standards, and to join us in lobbying the National Government to strengthen national legislation on this issue.

Councillor David Kay,
Chairman NHPC

Your details and future contact preferences

Q4. After the consultation ends, your comments, name, email and postal address will be reviewed by the district council and may be sent to the independent examiner to consider. All personal data will be held securely by the council and independent examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.

Title	Councillor
Name	David Kay
Job title (if relevant)	Chairman
Organisation (if relevant)	-
Organisation representing (if relevant)	North Hinksey Parish Council
Address line 1	17 Poplar Road
Address line 2	Botley
Address line 3	-
Postal town	OXFORD
Postcode	OX2 9LA
Telephone number	01865240272
Email address	cllr davidkay@hotmail.com

Response 2

Respondent Details

Information	
Respondent Number: 2	Respondent ID: 137650930
Date Started: 16/03/2020 10:10:29	Date Ended: 16/03/2020 10:27:32
Time Taken: 17 minutes 2 seconds	Translation: English
IP Address:	Country: United Kingdom

Q1. Are you completing this form as an:
Organisation

Your comments

Q2. You can provide your comments on the proposed decision and reasoning for deviating from the examiner's recommendation to policy BU1 below. You can find more information in the council's proposed decision. If you are commenting on a specific point, please make this clear. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.
<p>The below response was received via email:</p> <p>Thank you for your consultation request on the above dated and received by Natural England on 31st January, 2020.</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England does not consider that this proposal to deviate from the examiner's recommendation for the North Hinksey Neighbourhood Plan requires comment.</p> <p>The lack of comment from Natural England should not be interpreted as a statement that there are no impacts on the natural environment. Other bodies and individuals may wish to make comments that might help the Local Planning Authority (LPA) to fully take account of any environmental risks and opportunities relating to this document.</p> <p>If you disagree with our assessment of this proposal as low risk, or should the proposal be amended in a way which significantly affects its impact on the natural environment, then in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, please consult Natural England again.</p>

Your details and future contact preferences

Q4. After the consultation ends, your comments, name, email and postal address will be reviewed by the district council and may be sent to the independent examiner to consider. All personal data will be held securely by the council and independent examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.

Title	-
Name	Sharon Jenkins
Job title (if relevant)	Operations Delivery
Organisation (if relevant)	Natural England
Organisation representing (if relevant)	-
Address line 1	Hornbeam House
Address line 2	Crewe Business Park
Address line 3	Electra Way
Postal town	Cheshire
Postcode	CW1 6GJ
Telephone number	-
Email address	consultations@naturalengland.org.uk

Date: 06 March 2020
Our ref: 307726
Your ref: North Hinksey Neighbourhood Plan



Ms J Wilmshurst
Vale of White Horse District Council
135 Eastern Avenue
Milton Park
Milton OX14 4SB

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY

planning.policy@whitehorsedc.gov.uk

Dear Ms Wilmshurst

North Hinksey Neighbourhood Plan - proposal to deviate from the examiner's recommendation

Thank you for your consultation request on the above dated and received by Natural England on 31st January, 2020.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England does not consider that this proposal to deviate from the examiner's recommendation for the North Hinksey Neighbourhood Plan requires comment.

The lack of comment from Natural England should not be interpreted as a statement that there are no impacts on the natural environment. Other bodies and individuals may wish to make comments that might help the Local Planning Authority (LPA) to fully take account of any environmental risks and opportunities relating to this document.

If you disagree with our assessment of this proposal as low risk, or should the proposal be amended in a way which significantly affects its impact on the natural environment, then in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, please consult Natural England again.

Yours sincerely

Sharon Jenkins
Operations Delivery
Consultations Team
Natural England

Response 3

Respondent Details

Information	
Respondent Number: 3	Respondent ID: 137652822
Date Started: 16/03/2020 10:39:59	Date Ended: 16/03/2020 10:55:02
Time Taken: 15 minutes 2 seconds	Translation: English
IP Address:	Country: United Kingdom

Q1. Are you completing this form as an:
Organisation

Your comments

<p>Q2. You can provide your comments on the proposed decision and reasoning for deviating from the examiner's recommendation to policy BU1 below. You can find more information in the council's proposed decision. If you are commenting on a specific point, please make this clear. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>The below response was received via email:</p> <p>We support the new proposed BU1 policy regarding Oxford Brookes University. It would have been good to include a responsibility for the developer of the site to reinstate any damage caused to the local highways by construction traffic.</p>

Your details and future contact preferences

Q4. After the consultation ends, your comments, name, email and postal address will be reviewed by the district council and may be sent to the independent examiner to consider. All personal data will be held securely by the council and independent examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.

Title	-
Name	David Wyatt
Job title (if relevant)	Vice Chair Harcourt Hill Estate Residents' Association
Organisation (if relevant)	Harcourt Hill Estate Residents' Association
Organisation representing (if relevant)	-
Address line 1	-
Address line 2	-
Address line 3	-
Postal town	-
Postcode	-
Telephone number	-
Email address	

From: David Wyatt
Sent: 13 March 2020 12:06
To: Planning Policy Vale
Cc: Gilliane Sills
Subject: North Hinksey Neighbourhood Plan.
Consultation. Proposed decision

Dear Council

We support the new proposed BU1 policy regarding Oxford Brookes University. It would have been good to include a responsibility for the developer of the site to reinstate any damage caused to the local highways by construction traffic.

Kind regards

David Wyatt (Vice Chair Harcourt Hill Estate Residents' Association)

Gilliane Sills (Chair Harcourt Hill Estate Residents' Association)

Response 4

Respondent Details

Information	
Respondent Number: 4	Respondent ID: 137654047
Date Started: 16/03/2020 10:56:12	Date Ended: 16/03/2020 11:07:30
Time Taken: 11 minutes 18 seconds	Translation: English
IP Address:	Country: United Kingdom

Q1. Are you completing this form as an:
Agent

Your comments

<p>Q2. You can provide your comments on the proposed decision and reasoning for deviating from the examiner's recommendation to policy BU1 below. You can find more information in the council's proposed decision. If you are commenting on a specific point, please make this clear. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>The below attachments were received via email.</p>

Your details and future contact preferences

Q4. After the consultation ends, your comments, name, email and postal address will be reviewed by the district council and may be sent to the independent examiner to consider. All personal data will be held securely by the council and independent examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.

Title	-
Name	Ursula Rafferty
Job title (if relevant)	-
Organisation (if relevant)	Turnberry
Organisation representing (if relevant)	Oxford Brookes University
Address line 1	41-43 Maddox Street
Address line 2	-
Address line 3	-
Postal town	London
Postcode	W1S 2PD
Telephone number	0207 493 6693
Email address	urafferty@turnberryuk.com

From: Ursula Rafferty <urafferty@turnberryuk.com>
Sent: 13 March 2020 16:00
To: Planning Policy Vale
Cc: Chris Pattison
Subject: Consultation response: North Hinksey Neighbourhood Plan- proposal to deviate from the examiner's recommendation
Attachments: 13.03.20 North Hinksey Neighbourhood Plan Letter.pdf

Dear Sir/Madam,

On behalf of Oxford Brookes University, Turnberry would like to submit the attached letter in relation to the consultation on Vale of White Horse District Council's proposed decision and reasons to deviate from the examiner's recommendation to delete Policy BU1: Oxford Brookes University Harcourt Hill Campus. For Turnberry's contact details please see the signature below.

Please can you confirm receipt of this representation.

Many thanks,

Ursula Rafferty

Turnberry

41-43 Maddox Street
London
W1S 2PD

Tel: 0207 493 6693
Email: urafferty@turnberryuk.com
Web: www.turnberryuk.com

This email is confidential and privileged. If you are not the intended recipient please accept our apologies; please do not disclose, copy, or distribute information in this email nor take any action in reliance on its contents: to do so is strictly prohibited and may be unlawful. Please inform us that this message has gone astray before deleting it. If you have received this email in error, please notify the sender. Thank you for your cooperation.

Turnberry Planning Limited Registered in England and Wales: No 7537252

Vale of White Horse District Council
135 Eastern Avenue
Milton Park
Abingdon
OX14 4SB

Turnberry

13.03.20 OBU-LDF

Dear Sir/Madam,

North Hinksey Neighbourhood Plan: Policy BU1

We write on behalf of Oxford Brookes University in respect of the above consultation and the request by the Neighbourhood Plan Committee to set aside the decision of the Independent Examiner in order to reinstate a variation of Policy BU1. We would like to register our **objection** to this proposal.

It is disappointing that the Neighbourhood Plan Committee are returning to this issue following the decisive rejection of the earlier draft. The Independent Examiner at paragraph 7.85 stated the following:

In terms of its relationship with strategic policies in the development plan the submitted policy raises the following issues:

- the requirement for any master plan to be produced to a standard suitable for adoption as a supplementary planning document is beyond the requirements in Core Policy 9 of the LPP1 without any justification;*
- the restrictions proposed on the number of car parking spaces on the campus extend beyond the general approach included in Core Policy 9 without any compelling evidence to warrant such an approach; and*

- *the restrictions on the numbers of student, staff and other persons travelling to the site is artificial and fails to take account of the element of Core Policy 9 which recognises that an emerging master plan should (amongst other things) meet the long-term business needs of OBU.*

At paragraph 7.86, the Examiner concluded the following:

Taking account of all these matters I recommend that the policy is deleted as it does not meet the basic conditions. In reaching this conclusion I have considered carefully the option of recommending modifications to the policy. I have not done so as the resulting policy would largely be a new policy. In any event it would largely replicate Core Policy 9 in the adopted LPP1.

It is therefore difficult to reconcile the new draft of Policy BU1 against this clear direction, particularly as the Examiner was perfectly aware of how much 'time and effort' had been dedicated to the Policy (paragraph 7.82). The revised draft incorporates some of the same issues that were before the Examiner:

1. The draft Policy continues to duplicate Core Policy 9 in the requirements it seeks, or other Policies within LPP1:
 - Part i): These matters are already adequately dealt with in Core Policies 9 and 33 and it could be argued that the draft BU1 policy is more limited in scope;
 - Part ii) These matters are already adequately dealt with in Core Policies 9 and 34;
 - Part iii) Water efficiency and capacity which are amply dealt with in Policies 37, 40 and 42;
2. The objective of minimising car parking goes beyond the terms of LPP1;
3. Compelling the University to put forward a business model that appeals to the Neighbourhood Plan Committee has been decisively rejected by the Examiner. The objective of increasing those residing on site is therefore a reprisal of a policy assessed and found wanting: the University cannot be compelled in to maximising student accommodation in this location when Core Policy 9 does not that support that proposition;

13th March 2020

4. Supporting clauses regarding sustainable utilities and services are imprecise and are either in danger of simply repeating Core Policies in LPP1 or are seeking to go beyond the terms of those policies;
5. It is also noted that whilst the revised Policy BU1 duplicates the majority of Core Policy 9, it seems to ignore only one part: the need for positive planning to deliver a masterplan that meets the needs of the University.

In short, the proposed revisions do not meet the terms of national guidance or conform with local Policy: it therefore fails to comply with the Basic Conditions and they directly contradict the findings of the Independent Examiner. The omission of any support for the continued operation of the University, on which residents rely in order to access the valued leisure facilities, is disappointing, as is the lack of consultation with the University upon the draft wording of Policy BU1. We are also surprised the Basic Conditions Statement has not been updated in support of this consultation.

If the Neighbourhood Plan Committee wish to persist with Policy BU1, we would strongly recommend that the University is properly consulted and engaged with on these matters before Vale of White Horse Council agrees to the proceed with a Plan which may not withstand legal scrutiny.

We look forward to further engagement before matters proceed much further.

Yours sincerely,

Chris Pattison

Response 5

Respondent Details

Information	
Respondent Number: 5	Respondent ID: 137655725
Date Started: 16/03/2020 11:20:58	Date Ended: 16/03/2020 11:31:31
Time Taken: 10 minutes 32 seconds	Translation: English
IP Address:	Country: United Kingdom

Q1. Are you completing this form as an:
Agent

Your comments

<p>Q2. You can provide your comments on the proposed decision and reasoning for deviating from the examiner's recommendation to policy BU1 below. You can find more information in the council's proposed decision. If you are commenting on a specific point, please make this clear. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>The below attachments were received via email.</p>

Your details and future contact preferences

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Title	-
Name	Matt Verlander MRTPI
Job title (if relevant)	Director
Organisation (if relevant)	Avison Young
Organisation representing (if relevant)	National Grid
Address line 1	Central Square South
Address line 2	Orchard Street
Address line 3	-
Postal town	Newcastle upon Tyne
Postcode	NE1 3AZ
Telephone number	0191 269 0094
Email address	matt.verlander@avisonyoung.com

From: National Grid (Avison Young - UK) <nationalgrid.uk@avisonyoung.com>
Sent: 02 March 2020 11:54
To: Planning Policy Vale; Have your say
Subject: North Hinksey Draft Neighbourhood Plan 2020 Consultation
Attachments: 20-03-02 - North Hinksey NP.pdf

Dear Sir / Madam,

We write to you with regards to the current consultation as detailed above in respect of our client, National Grid.

Please find attached our letter of representation. Please do not hesitate to contact me via nationalgrid.uk@avisonyoung.com if you require any further information or clarification.

Regards

Christopher Johnson
Planner
nationalgrid.uk@avisonyoung.com
avisonyoung.co.uk



[Blog](#) | [Twitter](#) | [Property Listings](#) | [LinkedIn](#) | [YouTube](#) | [Instagram](#)

Our Ref: MV/15B901605

T: +44 (0)191 261 2361
F: +44 (0)191 269 0076

02 March 2020

avisonyoung.co.uk

Vale of White Horse DC
via email only

Dear Sir / Madam

North Hinksey Neighbourhood Plan Representations on behalf of National Grid

National Grid has appointed Avison Young to review and respond to local planning authority Development Plan Document consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.

About National Grid

National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators, so it can reach homes and businesses.

National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.

National Grid Ventures (NGV) is separate from National Grid's core regulated businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States.

Response

We have reviewed the above document and can confirm that National Grid has no comments to make in response to this consultation.

Further Advice

National Grid is happy to provide advice and guidance to the Council concerning their networks.

Please see attached information outlining further guidance on development close to National Grid assets.

If we can be of any assistance to you in providing informal comments in confidence during your policy development, please do not hesitate to contact us.

To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans

and strategies which may affect their assets. Please remember to consult National Grid on any Development Plan Document (DPD) or site-specific proposals that could affect National Grid's assets.

We would be grateful if you could add our details shown below to your consultation database, if they are not already included:

Matt Verlander, Director

nationalgrid.uk@avisonyoung.com

Avison Young
Central Square South
Orchard Street
Newcastle upon Tyne
NE1 3AZ

Spencer Jefferies, Town Planner

box.landandacquisitions@nationalgrid.com

National Grid
National Grid House
Warwick Technology Park
Gallows Hill
Warwick, CV34 6DA

If you require any further information in respect of this letter, then please contact us.

Yours faithfully,



Matt Verlander MRTPI

Director

0191 269 0094

matt.verlander@avisonyoung.com

For and on behalf of Avison Young

Guidance on development near National Grid assets

National Grid is able to provide advice and guidance to the Council concerning their networks and encourages high quality and well-planned development in the vicinity of its assets.

Electricity assets

Developers of sites crossed or in close proximity to National Grid assets should be aware that it is National Grid policy to retain existing overhead lines in-situ, though it recognises that there may be exceptional circumstances that would justify the request where, for example, the proposal is of regional or national importance.

National Grid's '*Guidelines for Development near pylons and high voltage overhead power lines*' promote the successful development of sites crossed by existing overhead lines and the creation of well-designed places. The guidelines demonstrate that a creative design approach can minimise the impact of overhead lines whilst promoting a quality environment. The guidelines can be downloaded here: <https://www.nationalgridet.com/document/130626/download>

The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site.

National Grid's statutory safety clearances are detailed in their '*Guidelines when working near National Grid Electricity Transmission assets*', which can be downloaded here: www.nationalgridet.com/network-and-assets/working-near-our-assets

Gas assets

High-Pressure Gas Pipelines form an essential part of the national gas transmission system and National Grid's approach is always to seek to leave their existing transmission pipelines in situ. Contact should be made with the Health and Safety Executive (HSE) in respect of sites affected by High-Pressure Gas Pipelines.

National Grid have land rights for each asset which prevents the erection of permanent/ temporary buildings, or structures, changes to existing ground levels, storage of materials etc. Additionally, written permission will be required before any works commence within the National Grid's 12.2m building proximity distance, and a deed of consent is required for any crossing of the easement.

National Grid's '*Guidelines when working near National Grid Gas assets*' can be downloaded here: www.nationalgridgas.com/land-and-assets/working-near-our-assets

How to contact National Grid

If you require any further information in relation to the above and/or if you would like to check if National Grid's transmission networks may be affected by a proposed development, please contact:

- National Grid's Plant Protection team: plantprotection@nationalgrid.com

Cadent Plant Protection Team
Block 1
Brick Kiln Street
Hinckley
LE10 0NA
0800 688 588

or visit the website: <https://www.beforeyoudig.cadentgas.com/login.aspx>