

North Hinksey Neighbourhood Plan: Public Consultation Document - January 2021

Purpose:

This document provides relevant background and sets out the Vale of White Horse District Council's proposed decision and reasons to change the boundary of a Local Green Space proposed to be designated within North Hinksey Neighbourhood Plan. The Local Green Space in question is NC1: Lower Louie Memorial Field Copse and Fen and has been examined by the examiner who recommended its designation as a Local Green Space.

Background:

In January 2019, North Hinksey Parish Council submitted its [draft neighbourhood plan](#) to Vale of White Horse District Council. We then carried out the statutory 'Regulation 16' consultation in March 2019. All comments received to this consultation were submitted to an independent examiner, who subsequently examined the plan and published a report including a number of recommendations. The examiner's report can be viewed [here](#).

The council considered each of the recommendations made by the examiner and, following a public consultation in January 2020 on the intention to deviate from the examiner's recommendations with regards to policy BU1, the council decided to progress the plan to referendum. This decision was made on 30 April 2020 and revised on 28 May 2020 (the revised Decision Statement can be viewed [here](#)).

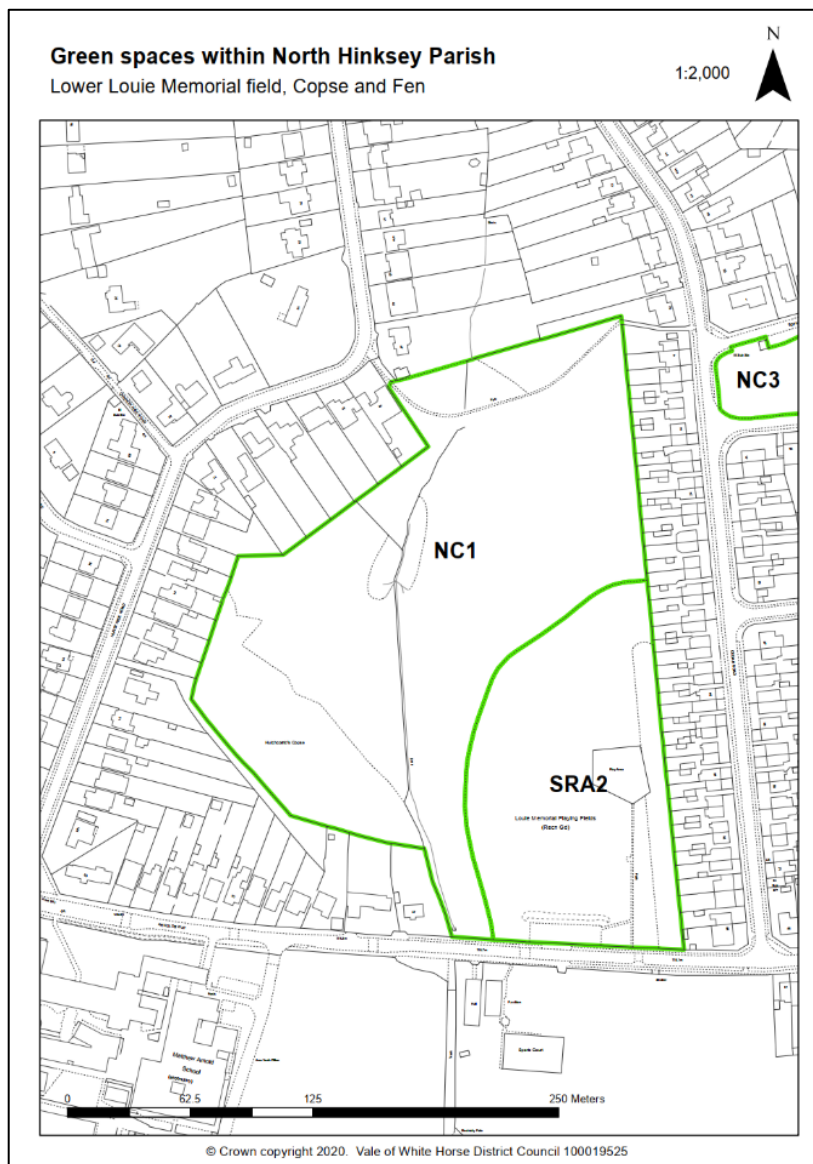
Since making this decision, the council has been working with North Hinksey Parish Council on the preparation of the referendum version of the neighbourhood plan. The parish council alerted the council to a mapping error with the Lower Louie Memorial Field Copse and Fen proposed Local Green Space designation. In this case, the area proposed to be designated mistakenly included more land than was intended. The parish council advised the council that their intention was to designate only the part of the site that was within their ownership. They asked the council to correct this error by revising the boundary of the proposed Local Green Space designation so that it relates solely to the area within their ownership.

Given the advanced stage the North Hinksey Neighbourhood Plan has reached, the council is required to formally consult on any proposal to amend the Local Green Space designation in question. Therefore, the purpose of this consultation is to invite

comments on the council's intention to deviate from the examiner's recommendation to designate the Lower Louie Memorial Field Copse and Fen, as originally shown in the submitted plan, as a Local Green Space. The council is also inviting comments on the reasons for proposing to make this decision.

The council's proposed decision and reasons in relation to all other matters beyond Lower Louie Memorial Field Copse and Fen proposed Local Green Space designation are available in Appendices A and B, for information purposes only.

Lower Louie Memorial Field Copse and Fen, as originally shown in the submitted North Hinksey Neighbourhood Plan.



Examiner's Recommendation

The independent examiner was satisfied that the various Local Green Spaces proposed to be designated within the neighbourhood plan met the criteria set within the National Planning Policy Framework (NPPF);

Policy GS1 Local Green Spaces

7.64 This policy identifies a series of proposed local green spaces (LGSs). In doing so it makes appropriate reference to paragraphs 99-101 of the NPPF on this important matter. The NPPF indicates that the designation of LGSs allows local communities to rule out new development in such locations other than in very special circumstances. The supporting text comments about the particular character of the neighbourhood area and how this policy seeks to respond to this matter. It also makes appropriate reference to the North Hinksey Parish Character Assessment (January 2018).

7.65 The Parish Council has produced a separate assessment of the proposed LGS (Appendix G of the submitted Plan). It is a particularly effective document in the way in which it assesses the various sites against the NPPF criteria. It also includes detailed maps showing their boundaries. I looked at several of the proposed LGSs when I visited the neighbourhood area. I saw that in the majority of cases they are open spaces within residential areas or more substantial parks and recreation areas.

7.66 I am satisfied that the various sites comfortably meet the NPPF criteria.

Proposed council's decision in relation to Lower Louie Memorial Field Copse and Fen proposed Local Green Space designation and reasons

The table below sets out the council's proposed decision and reasoning for deviating from the examiner's recommendations. It also contains a revised map showing the proposed change to the boundary of the Local Green Space that the council consider necessary to ensure the policy meets basic conditions.

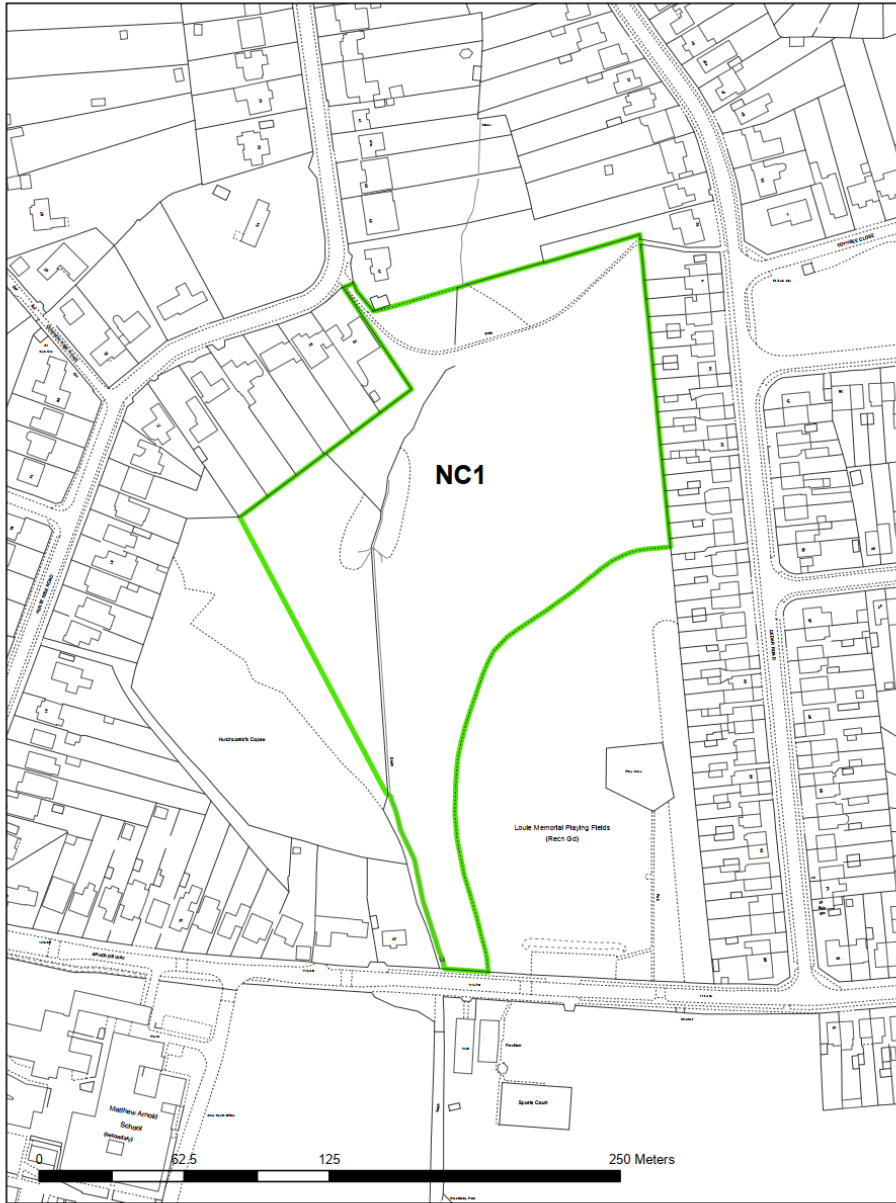
Examiners Recommendation	Council's proposed Decision and Reasoning
To designate NC1: Lower Louie Memorial Field Copse and Fen as a Local Green Space as shown in submitted version of plan.	<p>The parish council alerted the council to a mapping error with the Lower Louie Memorial Field Copse and Fen proposed Local Green Space designation. In this case, the area proposed to be designated mistakenly included more land than was originally intended. The parish council advised the council that their intention was to designate only the part of the site that was within their ownership.</p> <p>As the parish council did not intend to include land outside their ownership, they did not consult or engage the other landowners affected by the proposal. The council made a reasonable effort to contact other affected landowners and has established that some were not aware of the preparation of the neighbourhood plan or the proposal to designate the site as a Local Green Space. As a consequence, the council considers necessary to amend the boundary of the Lower Louie Memorial Field Copse and Fen proposed Local Green Space designation so that it excludes land from landowners not aware of the preparation of the</p>

	<p>neighbourhood plan. The modification is necessary to ensure the plan is compatible with Convention rights (within the meaning of the Human Rights Act 1998 - The rights that require consideration are those under article 6(1) and First Protocol Article 1 available here).</p> <p>For easy reference, Article 6(1) of the Human Rights Act 1998 sets out: <i>“It is unlawful for a public authority to act in a way which is incompatible with a Convention right”</i></p> <p>First Protocol Article 1: Protection of property – <i>“Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law.</i></p> <p><i>The preceding provisions shall not, however, in any way impair the right of a State to enforce such laws as it deems necessary to control the use of property in accordance with the general interest or to secure the payment of taxes or other contributions or penalties.”</i></p>
<p>Proposed boundary change to Local Green Space NC1: Lower Louie Memorial Field Copse and Fen</p>	

Green spaces within North Hinksey Parish

Lower Louie Memorial field, Copse and Fen

1:2,000



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Appendix A: Examiner's recommendations and the council's proposed decision and reasons

<u>Policy/Section</u>	<u>Examiner's recommendations</u>	<u>The council's proposed decision</u>	<u>Justification/Reason¹</u>
Policy HS1: Characteristics of New Housing	In the first sentence replace ' will ' with ' should ' In the second and third sentences replace ' must ' with ' should '	Agree	The council consider a modification is necessary to the text within the first three sentences of the policy to ensure there is clarity as required within the NPPF and so that the policy can be applied consistently by development management.
Policy HS2: Low Rise Housing Design	In the opening part of the policy delete ' and promote a balanced community '	Agree	The council agree that this modification is necessary as the submitted text is an aspiration outside of land use and should not be included within this policy.

¹ In the table, 'clarity of the policy' is cited as the justification/reason for some modifications. For the avoidance of doubt, clarity is defined in Paragraph 41 of the Planning Practice Guidance in March 2014 (41-041-20140306): "A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared."

<u>Policy/Section</u>	<u>Examiner's recommendations</u>	<u>The council's proposed decision</u>	<u>Justification/Reason¹</u>
Policy HS2: Low Rise Housing Design	In the detailed bullet points 1 and 3 replace 'is not to' with 'should not'	Agree	The council consider this modification to be necessary to ensure that the wording is appropriate policy wording and has the clarity the NPPF requires.
Policy HS3: Housing Density	Replace the opening part of the policy with: 'New housing developments will be supported where they incorporate a minimum density of 30 dwellings per hectare (net) unless specific local circumstances indicate that this would have an adverse effect on the character of the area, highway safety or the amenity of neighbours.'	Agree	The council consider a modification to the policy to be necessary to address the descriptive nature of the policy as submitted. The modification will ensure the policy is in general conformity with the strategic policies in the adopted development plan.
Policy HS3: Housing Density	Replace the initial component of the second part with: 'New housing developments will be supported at densities above the minimum figure identified in the first part of this policy in the following locations'	Agree	The amendment to the policy is considered necessary by the council as this will offer the necessary clarity and policy support to appropriate development proposals.

<u>Policy/Section</u>	<u>Examiner's recommendations</u>	<u>The council's proposed decision</u>	<u>Justification/Reason¹</u>
Policy HS4: Flexibility, Future-Proofing and Sustainable Design	In the opening part of the policy replace ' are required to ' with ' should '. Thereafter end the sentence after ' energy efficiency '.	Agree	The council consider a modification is required to the text within the policy to ensure there is clarity as required within the NPPF.
Policy HS4: Flexibility, Future-Proofing and Sustainable Design	Replace the remainder of the opening part of the policy with ' Proposals for new housing which include any of the following features will be particularly supported '	Agree	The council consider a modification is required to the text within the policy to ensure there is clarity as required within the NPPF.
Policy HS5: Balance of Housing Types	As a separate section at the end of the policy add: ' Proposed developments should demonstrate through appropriate and up-to-date evidence the way in which they address local housing needs in the neighbourhood area '.	Agree	The council consider that this modification is necessary. Paragraph 11(a) of the NPPF states that plans should positively seek opportunities to meet the development needs of their area and be sufficiently flexible to adapt to rapid change.
Policy HS6: Housing in	Delete the policy.	Agree	The council consider that this policy should be deleted as part of the policy repeats local and

<u>Policy/Section</u>	<u>Examiner's recommendations</u>	<u>The council's proposed decision</u>	<u>Justification/Reason¹</u>
Conservation Areas and on Land released from the Green Belt			national policy. The policy fails to accord with the National Planning Policy Framework and therefore fails to meet the basic conditions test.
Supporting text to Policy HS6: Housing in Conservation Areas and on Land released from the Green Belt	In the sixth section of paragraph 4.1.4.6 delete the second and third sentences.	Agree	The council consider this modification is required as a consequential modification following the deletion of the policy.
Policy EE1: Flexible Design and Mix of Business Types	Delete the third component of the policy.	Agree	The reference to the community action within the policy is removed as this action is not a land use policy. The council consider this modification necessary.
Policy EE2: Key Principles of New	Replace ' will need to address.... separate evidence ' with ' will be supported where they deliver the following principles as	Agree	The council consider the modification necessary as it would help to place the issues within a planning policy context. The modification would provide

<u>Policy/Section</u>	<u>Examiner's recommendations</u>	<u>The council's proposed decision</u>	<u>Justification/Reason¹</u>
Employment Development	appropriate to the development concerned'		support to proposals for employment development where it would deliver the principles within the policy.
Policy EE2: Key Principles of New Employment Development	At the end of the second paragraph of section 4.2.3.6 add: Policy EE2 sets out a series of principles which proposals for employment development should seek to incorporate as appropriate to their scale and design. They should be included with the details of the proposal at the planning application stage either through the design and access statement or through the production of separate evidence'	Agree	The council consider the modification necessary, as the policy as submitted contains wording which would be better suited to supporting text rather than policy.
Policy EE3: Designated Sites for Business Use	In the opening part of the policy delete ' and should.... that purpose' In the second part of the policy replace ' Applications requesting.... sites for business use' with ' Proposals for the use	Agree	The council consider the modifications necessary to ensure that the policy relates to the safeguarding of the employment uses and support packages for other uses.

<u>Policy/Section</u>	<u>Examiner's recommendations</u>	<u>The council's proposed decision</u>	<u>Justification/Reason¹</u>
	<p>of buildings and premises within the identified sites for business uses for non-business use'</p> <p>Delete criterion a)</p> <p>In criterion e) replace 'nett' with 'net'</p>		<p>The modification to remove criterion a is considered necessary as it cannot be implemented within the planning application process.</p> <p>The modifications as a whole would ensure that the policy has sufficient clarity, as required by the NPPF, and would therefore be implementable.</p>
Supporting Text for Policy EE3: Designated Sites for Business Use	In paragraph 4.2.3.2.2 delete ' and does not allow.....employment sites'	Agree	The council support the modification to the supporting text to ensure there is no internal contradiction within the plan.
Policy TR1: Cyclists, Pedestrians and Public Transport	<p>At the beginning of the policy add 'As appropriate to their scale and location'</p> <p>In the opening part of the policy replace 'shall' with 'should'</p>	Agree	The council considers this modification to be necessary. The majority of proposals brought forward will be on a smaller scale and so the amount of provision should be dependant of the scale and location of the proposal.
Policy TR1: Cyclists,	In the third bullet point replace ' contribute to and where appropriate deliver ' with ' as	Agree	The council considers that a modification to the third and fourth criteria is necessary. This is to ensure that

<u>Policy/Section</u>	<u>Examiner's recommendations</u>	<u>The council's proposed decision</u>	<u>Justification/Reason¹</u>
Pedestrians and Public Transport	<p>appropriate contribute towards the provision of, or deliver,'</p> <p>In the fourth bullet point replace 'require that contributions are sought from developments for' with 'as appropriate contribute towards the provision of, or deliver,'</p>		the policy can be implemented to smaller developments as well as larger developments. Developer contributions needs to relate to the CIL regs which establish a link and relationship between the development and the need or otherwise for a contribution to be made.
Policy TR2: Parking, Access and electric Vehicle Charging	<p>At the beginning of the policy add 'As appropriate to their scale and location'</p> <p>In the opening part of the policy replace 'shall' with 'should'</p>	Agree	The council considers this modification to be necessary. The majority of proposal brought forward will be on a smaller scale and so the amount of provision should be dependant of the scale and location of the proposal.
Policy TR3: West Way Junctions and traffic control	<p>Delete the policy</p> <p>Reposition the approach into the schedule of community actions (as CATR2).</p>	Agree	The policy is highway related and beyond the planning system, therefore the council consider the modification to be necessary to make the policy a community action.

<u>Policy/Section</u>	<u>Examiner's recommendations</u>	<u>The council's proposed decision</u>	<u>Justification/Reason¹</u>
Policy TR4: Connectivity	<p>Delete the policy</p> <p>Reposition the approach into the schedule of community actions (as CATR3).</p>	Agree	The policy is highway related and beyond the planning system, therefore the council consider the modification to be necessary to make the policy a community action.
Policy TR5: A34 Improvements	<p>Delete the policy</p> <p>Reposition the approach into the schedule of community actions (as CATR4).</p>	Agree	The policy is highway related and beyond the planning system, therefore the council consider the modification to be necessary to make the policy a community action.
Policy SI1: Leisure and Social Facilities	<p>In the list of facilities remove both SF4 – Brookes University Harcourt Hill Campus and LF4 – Brookes Sport Harcourt Hill and insert 'Brookes University Harcourt Hill' under a new heading of 'Academic with ancillary leisure' and with a prefix AF1</p>	Agree	The campus is used by staff, students and members of the public and is ancillary to the university. The council consider the modification necessary to ensure that the policy is factually correct.

<u>Policy/Section</u>	<u>Examiner's recommendations</u>	<u>The council's proposed decision</u>	<u>Justification/Reason¹</u>
	At the end of paragraph 4.4.3.2.3 add: 'The schedule of facilities included in Policy SI1 includes the Harcourt Hill Campus. It acknowledges that the leisure facilities at the Campus are ancillary leisure uses associated with a university campus.'		
Policy UT2: Sustainable Design, Energy Efficiency and Renewable Energy	Replace the policy with: 'Development proposals which incorporate higher sustainable design, energy efficiency and renewable energy initiatives than those included in the Building Regulations at that time will be supported. Proposals which provide the highest standards of sustainable design and energy efficiency and/or renewable energy and heating sources will be particularly supported. Development proposals for free-standing shared and/or community renewable energy initiatives will be supported'	Agree	<p>The Written Ministerial Statement 2015 sets out that qualifying bodies preparing neighbourhood plans should not set in their emerging neighbourhood plans any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings. The current policy seeks to do this by setting a 40% requirement. This percentage is also not supported by any evidence which demonstrates that this requirement would be viable. The council considers the modifications proposed by the examiner to be necessary to ensure the policy has regard the national planning policy and guidance.</p> <p>As amended the policy still encourages development which goes beyond the requirements in the Building Regulations without causing potential viability problems.</p>

<u>Policy/Section</u>	<u>Examiner's recommendations</u>	<u>The council's proposed decision</u>	<u>Justification/Reason¹</u>
Supporting Text for Policy UT2: Sustainable Design, Energy Efficiency and Renewable Energy	<p>Delete the final two sentences of paragraph 4.5.2.2.2.1 and the final section of paragraph 4.5.2.2.2.2 (from 'As new housing....to.... seeking high standards').</p> <p>At the end of paragraph 4.5.2.2.3.2 add: 'Policy UT2 sets out a positive context within which sustainable and energy efficient developments can be assessed. It has been designed to be future-proofed throughout the Plan period in the event that the Building Regulations are changed.'</p> <p>Thereafter add the final three paragraphs of the submitted policy.</p>	Agree	<p>The council considers the amendment to be necessary as the final three paragraphs provide for a more descriptive approach rather than provide a policy direction and should therefore be in the supporting text.</p> <p>The council considers the amendments to the supporting text to be necessary to reflect the changes to the policy.</p>
Policy GS1: Local Green Spaces	Replace the second part of the policy with: ' Development will only be supported on	Agree and make further modification	The council consider the recommended modification to be necessary to direct development and bring the

<u>Policy/Section</u>	<u>Examiner's recommendations</u>	<u>The council's proposed decision</u>	<u>Justification/Reason¹</u>
	the designated local green spaces in very special circumstances'	as set out above.	policy in line with the format anticipated by the NPPF. Please see table above regarding further modifications.
Supporting Text for Policy GS1: Local Green Spaces	At the end of paragraph 4.6.3.1 add: ' Policy GS1 designates various areas as local green space and applies the national policy approach in the NPPF. Plainly circumstances may arise during the Plan period where very special circumstances may exist and therefore support limited new development within the designated areas. This will be a matter of judgement for the District Council based on the evidence included in relevant planning applications. However, proposals which might be considered to be very special circumstances include those which are ancillary to the use of any of the sites for public recreational or community purposes or where replacement land and facilities of an equivalent size, quality and accessibility are provided as part of the wider development proposal'	Agree	The council considers the modification to be necessary as it represents a consequential change due to the above changes to policy, it also provides context for development and provides the clarity required by the NPPF.

<u>Policy/Section</u>	<u>Examiner's recommendations</u>	<u>The council's proposed decision</u>	<u>Justification/Reason¹</u>
Policy GS2: Biodiversity, Wildlife Corridoes, TPOs and Tree Canopy Cover	Replace the opening part of the policy with: 'Development proposals will be supported where they meet the following criteria as appropriate to their location in the neighbourhood area'	Agree	The council consider the proposed modification to be necessary to provide clear policy wording, in line with the National Planning Policy Framework and ensures that the policy criteria will be applied where appropriate.
Policy GS2: Biodiversity, Wildlife Corridoes, TPOs and Tree Canopy Cover	Replace criterion i. with: 'they include initiatives that actively increase biodiversity, enhance natural habitats and enrich the quality of green spaces wherever practicable. Where planting schemes are included as part of the development, they should include the use of native species'	Agree	This modification recognises that different development proposals will have different impacts on the biodiversity within the area.
Policy GS3: Locally Important Views	Replace the policy with: 'The Plan identifies the following Locally Important Views and as shown on Map [Insert number]	Agree	The council considers the new policy wording necessary to provide clear policy guidance which would be implementable by development management. The modification ensures that any

<u>Policy/Section</u>	<u>Examiner's recommendations</u>	<u>The council's proposed decision</u>	<u>Justification/Reason¹</u>
	<p>[List the various views with their VP reference numbers]</p> <p>Development proposals should take account of the Locally Important Views insofar as they would be affected by the proposed development.</p> <p>Development proposals which would have an unacceptable detrimental impact on an identified Locally Important View will not be supported.</p> <p>Development proposals which would make a positive contribution to an identified Locally Important View will be supported. Proposed developments which have the potential to have a detrimental impact on a Locally Important View should be accompanied by a Visual Impact Assessment which addresses the impact of the proposal on any of the identified Views'</p>		<p>proposed new development should take account of any of the identified views which are affected by that development.</p>

<u>Policy/Section</u>	<u>Examiner's recommendations</u>	<u>The council's proposed decision</u>	<u>Justification/Reason¹</u>
Policy GS3: Locally Important Views	Reproduce Figure G.4 within the Plan itself. On Figure G.4 correct VP16 to read VP15 .	Agree	The council considers this addition to the plan to be necessary to distinguish the areas referenced. This will help provide the necessary clarity. The amendment is a typographical error which will ensure the numbering is consistent with the evidence.
Policy BU1: Oxford Brookes University Harcourt Hill Campus	Delete policy	Disagree	<p>The council agrees with the examiner that the policy as submitted does not meet basic conditions. The council accepts that the concerns raised by the examiner require modifications to be made to the policy.</p> <p>The council however disagrees that the deletion of the policy is necessary.</p> <p>The council considers the first part of the submitted policy which requires any masterplan prepared for the site to be to a standard suitable for adoption as an SPD overly onerous and the council proposes to remove this requirement.</p> <p>There is also a requirement within the submitted policy on Oxford Brookes University to repair any road damages caused by development works. This requirement is considered to be outside the remit of</p>

<u>Policy/Section</u>	<u>Examiner's recommendations</u>	<u>The council's proposed decision</u>	<u>Justification/Reason¹</u>
			<p>Neighbourhood Plan and as such it is proposed to be removed from the policy.</p> <p>Overall, the council considers the submitted policy overly restrictive. It fails to have regard to National Planning Policy guiding development in the Green Belt and supporting a prosperous economy. It also fails to consider the viability of development and the long-term business needs of the university. As such the council proposes modifications to the policy which remove the following requirements:</p> <ul style="list-style-type: none"> • Restrictions to the number of students, staff and visitors travelling to the site. • Restrictions to the amount of car parking spaces on the campus. • that new housing or student accommodation should only be used for staff or students at Brookes University and will be predominantly for those who work or study at the campus. • Limiting future major development to the development site boundary of the campus as indicated on the Oxfordshire County Council Map of the site included as Map H.1

<u>Policy/Section</u>	<u>Examiner's recommendations</u>	<u>The council's proposed decision</u>	<u>Justification/Reason¹</u>
			<p>The modifications proposed by the council are considered necessary to ensure it meets basic conditions.</p> <p>The revised policy as previously consulted upon, and set out in appendix b for information, deals with the issues raised by the examiner and recognises that the topic is of particular interest to the community. The revised policy along with the councils reasoning to deviate from the examiners recommendation was subject to a six-week public consultation. In this time, we received five responses, four of which supported the council's decision to deviate, including one from the parish council, and one being against the decision to deviate. The objection was from Oxford Brookes University.</p> <p>The council note the comments raised by Oxford Brookes University (OBU). This consultation was run by the district council and provided the opportunity for OBU to be involved in this process. They raised concerns about the consultation statement not being updated to reflect this consultation. The consultation statement was submitted by the qualifying body and contained the necessary information relating consultations up until the submission of the neighbourhood plan. Comments received in</p>

<u>Policy/Section</u>	<u>Examiner's recommendations</u>	<u>The council's proposed decision</u>	<u>Justification/Reason¹</u>
			<p>response to consultations run by the district council have been published on the council's website.</p> <p>OBU also raised a concern that the revised policy wording repeats Core Policy 9 of Local Plan 2031 Part 1. The NPPF advises that plans should serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area. The council acknowledge that there is some repetition within the amended neighbourhood plan policy BU1 with Core Policy 9 in the Local Plan 2031 Part 1, however the council is satisfied that the policy as modified adds detail and aids the interpretation of Core Policy 9 in a locally distinctive manner. Furthermore, it is important to highlight that the modified Policy BU1 is not in conflict with Core Policy 9.</p> <p>We note concerns raised regarding the amended policy compelling the university to maximise student accommodation, minimise car parking and supporting sustainable utilities and services. It is important to note that the policy offers a clear direction and supports the delivery of sustainable development. The policy wording is sufficiently flexible to ensure the requirements do not become unduly onerous.</p>

<u>Policy/Section</u>	<u>Examiner's recommendations</u>	<u>The council's proposed decision</u>	<u>Justification/Reason¹</u>
			The university expressed a concern that the revised policy ignores the need for positive planning to deliver a masterplan that meets the needs of the university. The council disagrees with this view. Policy BU1 complements Core Policy 9 and identifies aspects that should be addressed through the planning process.
Supporting Text for Policy BU1: Oxford Brookes University Harcourt Hill Campus	In Section 4.7.1 delete paragraph 4.7.1.5 Delete sections 4.7.2 and 4.7.3	Disagree	The council has modified the supporting text to reflect the modifications made to the policy. For information, the supporting text previously consulted upon is set out in appendix b.
Community Actions	Display the Community Actions in a different colour from the land use policies	Agree	The council considers this modification to be necessary to ensure the necessary clarity is achieved within the plan.
Supporting Text: Paragraph 4.1.3.2.2	Delete the second 'in' on the fourth line	Agree	The council consider this modification necessary to remove the repetition of the word, achieve the necessary clarity and ensure the plan reads well.

<u>Policy/Section</u>	<u>Examiner's recommendations</u>	<u>The council's proposed decision</u>	<u>Justification/Reason¹</u>
Supporting Text: Paragraph 4.2.1.9	Delete 'Emerging revision to' in the first sentence and 'emerging' in the tenth line	Agree	The council consider these amendments to be necessary following the finalised revision of the NPPF.
Supporting Text: Paragraph 4.2.2	Replace the third bullet point with 'The NPPF 2019 (and provide the appropriate link)	Agree	The council consider the change necessary to ensure the plan is up to date with correct links and references
Supporting Text: Paragraph 4.3.1.6	Replace 'Map 2 in Appendix B' with 'Map D.2 in Transport Appendix D'	Agree	The policy as submitted directs to the wrong map. This modification is considered necessary to ensure that the reference to the map showing the cycling routes is correct.
Supporting Text: Paragraph 4.3.2	Replace the first bullet point with 'The NPPF 2019 (and provide the appropriate link)	Agree	The council consider this change necessary to ensure the plan is up to date with correct links and references

Appendix B: Policy BU1 revised wording and revised supporting text.

Please note we are not seeking any comments on the revised policy wording or supporting text for Policy BU1. It is for information purposes only.

In section 4.7.1 replace the submitted text with the following:

4.7.1 Context and community feedback

4.7.1.1 The former Westminster College site on Harcourt Hill was taken over by Oxford Brookes University (OBU) on a 60-year lease in 2000. Up to that time the College had been used by the Methodist Trust to teach Education and Theology. OBU continued to use the campus for the same purposes and based part of its Departments of Education, History and Theology on the site. Gradually the Education Department has been decreasing in numbers as funding for teaching Education has changed with successive Government policies to the extent that it is no longer viable for the campus to be used primarily for that purpose. In 2012 OBU published a masterplan for development of the campus with the aim of having this adopted as a Supplementary Planning Document by the local planning authority. It became apparent once this document had been published that this plan had not been adequately consulted upon with the relevant authorities and stakeholders and was not considered 'fit for purpose'. Although not officially withdrawn the document was not pursued.

4.7.1.2 Since that time OBU has undertaken a review of its estate and decided to close the campus at Wheatley and move the departments based there elsewhere. This process is ongoing and the transfer of the Business school from Wheatley to the Headington campus occurred in September 2017, with the remaining faculties vacating by 2020. This has also led to a review by OBU of the location of various faculties and departments within their estate and they have expressed the desire to develop the facilities at Harcourt Hill.

4.7.1.3 Core Policy 9, of the Vale of White Horse Local Plan Part 1 (LPP1), supports the principle of upgrading or redeveloping the Harcourt Hill Campus provided it meets the University's longer term business needs for predominately educational uses in a manner that respects its Green Belt setting and urban-rural fringe context.

4.7.1.4 Regarding the retention of the site within the Green Belt, the Local Plan Inspector concluded, when considering the LPP1:

“...that the campus's continued inclusion within the Green Belt is unlikely to significantly prejudice or make difficult appropriate redevelopment at the campus. The retention of the site within the Green Belt for the present time is therefore soundly-based.”

4.7.1.5 Core Policy 9 also sets out that an agreed master plan, including a clear vision for the future of the site, should be prepared. North Hinksey Parish Council and Harcourt Hill Estate Residents' Association will continue to work with Oxford Brookes University and the Vale of White Horse District Council to facilitate the creation of a masterplan that will encourage a thriving campus experience which is a good place to live, study and teach. This could include:

- The safeguarding of the green open spaces;
- The involvement with the local community in education; and,
- The formation of links with the knowledge and leisure activities of the University.

4.7.1.6 Public consultations throughout the Neighbourhood Plan process have consistently resulted in 90% plus support figures for the developing a policy for the OBU campus. Comments have raised particular concern about potential worsening of traffic issues related to any expansion of the Harcourt Hill Campus.

In section 4.7.2 replace the submitted text with the following:

4.7.2 The following plans, documents and strategies support Policy BU1

- VOWHDC Local Plan 2031 Part 1, in particular Core Policies: 9, 13, 33, 34, 35, 38 and 44.
- Vale of White Horse District Council Design Guide (March 2015).
- North Hinksey Parish Character Assessment (January 2018).

In section 4.7.3 replace the submitted text with the following:

4.7.3 Further justification and evidence, and Brookes Harcourt Hill Policies

4.7.3.1 Building on Core Policy 9 the key elements of the following Policy BU1 have been developed to focus on:

- Seeking to avoid adverse impacts on traffic by encouraging fewer journeys to the site, and promoting the use of public transport and other sustainable modes of travel in preference to car use;
- The Campus's Green Belt location; preserving openness as necessary and ensuring good design and landscaping; and,
- Energy efficiency and carbon neutrality.

4.7.3.2 As noted previously the primary concern of many Parishioners relates to traffic issues, and several sections of Policy BU1 have been developed to engage with these issues. It is reported in successive iterations of the VoWH Evaluation of Transport Impacts (final reports published in 2014 and 2017) that:

“... the A34 is forecast to be operating at or above operational capacity in the northbound and southbound directions between Botley and Lodge Hill and between Marcham and Milton in the morning peak. In the evening peak the northbound section between Chilton and Botley is operating at or above operational capacity. In the southbound direction the A34 is operating at or above operational capacity between Botley and Lodge Hill.

“The A34 is forecast to operate at capacity at the following approaches and junctions:

*“In the morning peak hour:
At Botley interchange:*

- *The A34 northbound towards the Botley interchange*
- *The A34 northbound mainline through the junction*
- *The northbound on-slip to the A34 and the merge*
- *The southbound off-slip from the A34*

“In the evening peak hour: At Botley interchange:

- *The A34 northbound mainline through the junction*
- *The northbound on-slip to the A34 and the merge”*

And,

“...the A420 westbound is generally forecast to be operating below operational capacity in the morning peak in both direction but at or above operational capacity on short stretches near Buckland, Fyfield and Cumnor in the eastbound direction. In the evening peak the A420 is forecast to be operating below operational capacity except at Buckland where it operates at or above operational capacity in both directions. The westbound sections near Fyfield and Cumnor are also forecast to operate at or above operational capacity in the evening peak.

“The A420 is forecast to operate at capacity at the following approaches and junctions:

- *In the morning peak hour, the eastbound direction towards Buckland, Southmoor, Fyfield; northbound direction towards Bessels Leigh and Cumnor.*
- *In the evening peak hour, the westbound directions towards Tubney Wood, Fyfield, Kingston Bagpuize, Pusey, Caswell.”*

Increase in traffic to the site could impact negatively on the local, and already busy, narrow minor roads system. Local concerns include Westminster Way and Harcourt Hill, alongside the potential issues recorded above on the nearby A34, and pinch points on the A420. The development of a masterplan that considers these matters at any early stage to provide context for subsequent Transport Assessments (TA) will be of particular value.

4.7.3.3 As reported above, the site has a relatively long history of different educational uses and tenants. Oxfordshire County Council reported in response to the 2012 draft Brookes Masterplan shows that they had considerable transport concerns relating to any expansion. OBU has been reviewing the activities and faculties to be housed there. Given this level of change, and indeed changing requirements, attitudes and behaviours toward travel, a review of parking arrangements on the site might be appropriate. It could be that previous uses required more parking than what might be proposed in the future. This is a matter that should be considered through the master planning process.

4.7.3.4 The master planning process provides for an opportunity to consider a more innovative approach to managing transport access and parking. Encouraging a higher percentage of students (and possibly staff) housed on the campus and a

larger number using public transport, car sharing schemes or other sustainable methods of transport could reduce the number of staff and students finding it necessary to travel to the site using their own personal car. Managing the overall number of parking spaces on the site would also help to enhance and promote more sustainable alternative travel to the private car. Appropriate parking for the site will be determined in line with Oxfordshire County Council parking standards.

4.7.3.5 As is also noted above, opportunities for development on the Campus should not be prejudiced by its Green Belt location. However, the Green Belt is protected by both national and local planning policy. Any development on the Campus must be appropriate to its location and help maintain a sense of openness. Furthermore, the overall prominent landscape setting of the campus is discussed in policy GS2 of this plan and must be considered in any masterplan and subsequent planning application.

4.7.3.6 A local character assessment has been undertaken alongside the production of this plan and informs its policies. The prevailing character of North Hinksey should be considered and reflected as appropriate in any masterplan and associated planning applications for the campus.

4.7.3.7 The community of North Hinksey has a clear aspiration – which is set out in this plan – to encourage the best practices in sustainable and energy efficient development, construction and resource use as we move towards a carbon neutrality. There is an exciting opportunity on the Campus, especially as a place of higher education and learning, to create exemplar development from which others can follow. Strong encouragement is therefore included in policy BU1 for innovative and forward thinking design and use of materials and energy.

4.7.3.8 North Hinksey Parish Council and the local community will work proactively with the developers and Local Planning Authority to help facilitate this process.

Replace submitted BU1 policy with:

Policy BU1 - Oxford Brookes University Harcourt Hill Campus

Any masterplan or subsequent proposals should clearly identify and address the following key issues (amplifying those set out in Core Policy 9):

- i) Transport: An assessment of likely transport impacts that includes, but is not limited to, the A34, A420, Westminster Way and Harcourt Hill. Subsequent Transport Assessments and Travel plans, for the scale of development proposed, should include mitigation measure as appropriate.
- ii) Landscape and setting: A landscaping and tree planting strategy which:
 - Reflects the Campus's Green Belt location and helps maintain a sense of openness.
 - Ensures the integration of the campus' built form into the

landscape and to maintain its rural aspect as viewed from the surrounding hills to the west.

- Conserves and enhances views across Oxford, especially those recorded in the Oxford View Cones study 2015 (or subsequent updates).

- iii) An Integrated Water Management Strategy should be considered for the whole campus to consider, in particular flood risk and water-related constraints including sewerage capacity and drainage strategy.

Development should;

- (a) Be focused on the previously built up part of the site,
- (b) Minimise parking provision,
- (c) Encourage the use and where appropriate enable the provision of sustainable modes of transport,
- (d) Maximise opportunities for students (and/or staff) to live, work and study on campus and;
- (e) Utilise sustainable means of utilities and services including but not restricted to energy, waste and surface water.

Development proposals should have regard to the Vale of White Horse District Council Design Guide and the North Hinksey Parish Character Assessment.