

Vale of White Horse

District Council

**Local Government Act 2000 and the Local Authorities
(Executive Arrangements) (Access to Information) (England)
Regulations 2000**

RECORD OF DECISION OF CABINET MEMBER OR KEY DECISION OF OFFICER			
1	Name of Decision maker	Councillor Matthew Barber	
2	Type of Decision (Please <input type="checkbox"/> as appropriate)	Key	Other Yes
3	Date of Decision (This should be the same as the date form signed)	2 August 2013	
4	The Decision	To designate the parish of Great Coxwell (Appendix 1) as a neighbourhood area under Section 61G of the Town and Country Planning Act	
5	Reasons for Decision	<p>The decision addresses a corporate priority: 'Support for Communities'.</p> <p>Neighbourhood planning is part of the Government's localism agenda aiming to empower communities. Neighbourhood Development Plans will form the main policy document for designated areas and may allocate sites and set local policies for development. Plans have to be in compliance with national policy, in general conformity with local strategic policy in the Local Plan 2011 and the draft Local Plan 2029 Part 1 and be compatible with EU obligations.</p> <p>On 20 May 2013 Great Coxwell Parish Council submitted an application for the designation of a neighbourhood area in accordance with Regulation 5 of The Neighbourhood Planning (General) Regulations 2012. A plan of the area is attached. The specified area is the whole of the parish. Great Coxwell Parish Council made the application and indicated that they wish to</p>	

		<p>make policies and proposals within the Neighbourhood Plan to cover the area indicated.</p> <p>We publicised the application from 10 June 2013 to 22 July 2013, in accordance with regulation 6 of The Neighbourhood Planning Regulations 2012. A summary of the consultation responses is in Appendix 2.</p> <p>At the time of designating the Faringdon neighbourhood area, the council were satisfied that as the neighbourhood plan would not include strategic housing, the area did not need to include additional land outside of the parish boundary, such as the site referred to in the RPS representation. Great Coxwell also do not intend to address strategic housing as part of their plan. District level development plans can consider strategic housing issues and the neighbourhood plan would not preclude this. The proposed area is therefore appropriate and there are no planning grounds to refuse it.</p> <p>The area is not primarily or wholly business in nature and should not be designated as a business area under section 61(H)(1) of the Act.</p> <p>The designated area is suitable to be designated as a neighbourhood area: it encompasses the whole parish and is an appropriate and discrete area suitable for the preparation of local policies and proposals.</p>
6	Alternative Options Rejected	There are no alternative options for consideration in this case.
7	Resource Implications	A Senior Planning Officer (Neighbourhood Planning) has been appointed to support communities in producing neighbourhood plans. There are therefore no additional resource implications arising from this decision.
8	Legal implications	There are no legal implications of significance
9	Financial implications	<p>Funding is available from central government to enable local planning authorities to meet their new legislative duties on neighbourhood planning duties in the Localism Act, which are to provide assistance and advice, to hold an examination and to make arrangements for a referendum.</p> <p>This central government funding is available in three stages: £5000 at area designation, £5000 when local authority publicises the neighbourhood plan prior to examination and £20,000 on successful completion of a neighbourhood planning examination.</p>

	<p>the Web and date of expiry of "Call In"</p> <p>Note: This part of the Form will be completed by Democratic Services</p>	<p>Date Published..... <u>2-8-13</u></p> <p>Date hand-delivered ^{emailed} to Chair of Scrutiny..... <u>2-8-13</u></p>
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Appendix 1 – Statement of Area Designation and Map of Great Coxwell Parish

Application for Area Designation for Neighbourhood Plan

The parish council of Great Coxwell would like to apply for area designation for its Neighbourhood Plan, which is in preparation. The boundaries of the area covered by the plan would be the existing parish boundaries, as outlined in the map attached.

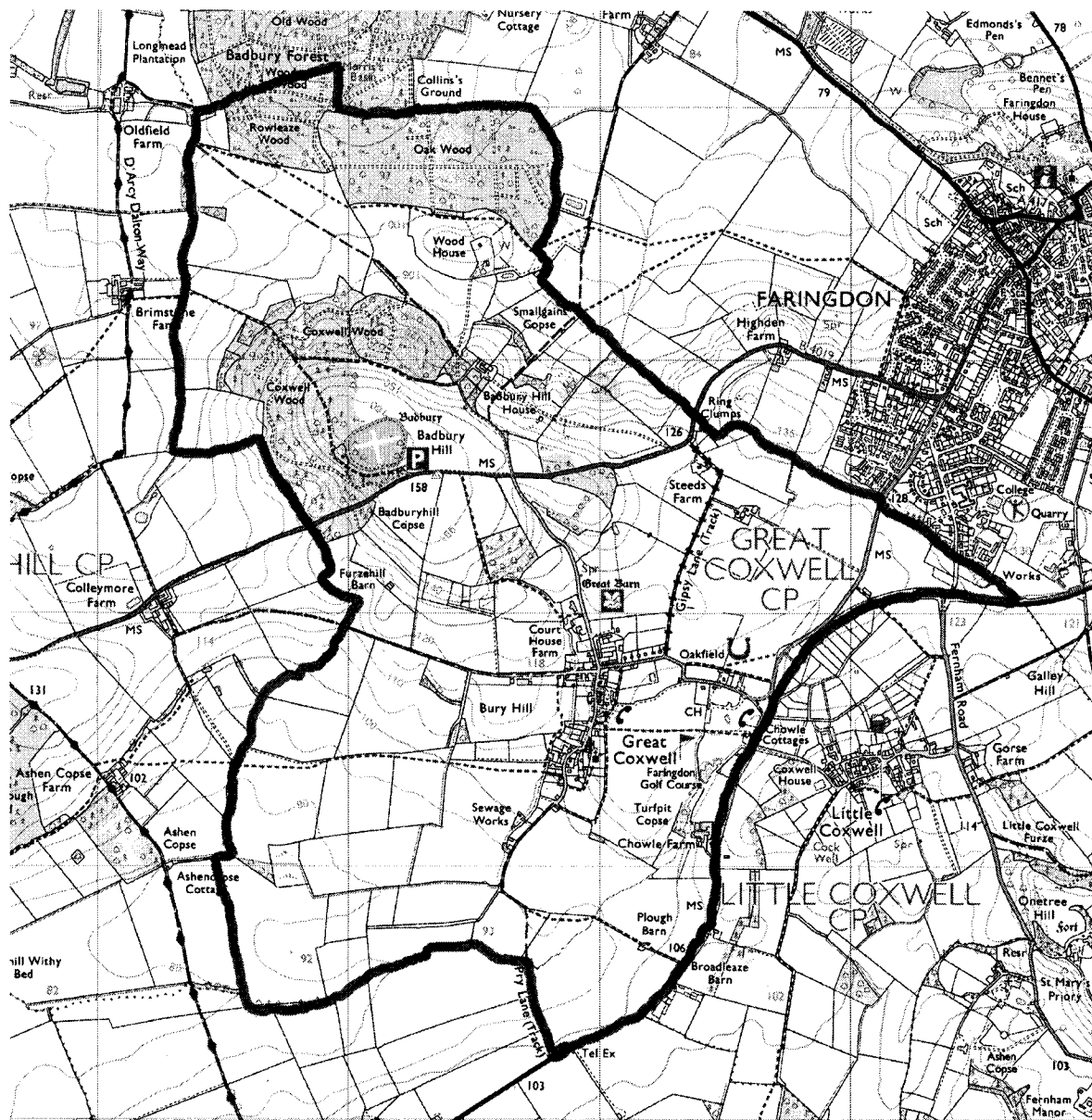
Why we want to include the whole parish

The parish as it is now consists of three sub-areas: to the west, agricultural land with significant ownership by the National Trust, including the medieval Great Barn; to the east, land between the village and the A420 where it is hoped to support existing employment and businesses while maintaining the green buffer between the village, road and Faringdon without which the village would lose its identity; and the village which is largely a conservation area, with the 12th-century church and an Edwardian Reading Room unusually still in regular use.

This combination of sub-areas provides an ideally accessible environment for the enjoyment of a rural lifestyle.

Why we are not combining in this application with adjacent parishes

The parish of Great Faringdon is writing its own Neighbourhood Plan; the parishes of Little Coxwell and Longcot are separated from Great Coxwell by the A420 without a crossing; and the villages of Coleshill, Buscot and Eaton Hastings are largely National Trust owned and so have no need of a plan.



Appendix 2: Summary of consultation responses

Organisation	Summary of response
Marine Management Organisation (MMO)	No comments
Highways Agency (On behalf of Secretary of State for Transport)	Will be concerned with proposals that have the potential to impact on the safe and efficient operation of the Strategic Road Network.
Dr Sue Nodder	Support
Natural England	Acknowledge intention to commence work on the preparation of a Neighbourhood Plan and would like to draw attention to the joint guidance issued by Environment Agency, English Heritage, Forestry Commission and Natural England.
RPS on behalf of SGR (Faringdon) Ltd	Strongly object: <ul style="list-style-type: none"> • Combination of Great Coxwell Neighbourhood Plan and Faringdon Neighbourhood Plan will be inappropriate for guiding development in around Faringdon. • Includes an area that is, and has been considered a reasonable alternative location for development of Faringdon (Fernham Fields)
The Coal Authority (Planning and Local Authority Liaison Department)	No comments
Oxfordshire County Council	No comments
Environment Agency	No objections
Network Rail	No comments
English Heritage	No objection
Cherwell District Council	No comments

Appendix 3: Letter of objection appended by RPS on behalf of SGR (Faringdon) Ltd



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Date: 10 July 2013

Planning Services
Vale of White Horse District Council
Abbey House
Abbey Close
Abingdon
OX14 3JE

Dear Sir/Madam,

Consultation Response **Proposed Great Coxwell Neighbourhood Plan Area**

RPS has been instructed by SGR (Faringdon) Ltd. to make representations in respect of the Great Coxwell Neighbourhood Plan (NP) Area consultation. SGR controls land to the east of Coxwell Road and to the south of the main urban area of Faringdon (known as Fernam Fields). As you will be aware, SGR has applied for outline planning consent for the erection of 200 dwellings on this site, which is within the proposed NP area (P13/V0139/O refers). SGR strongly **object** to the NP area as defined. The Great Coxwell NP in combination with the Faringdon NP will be a wholly inappropriate mechanism for guiding development in and around Faringdon.

RPS has previously made representations in respect of the Faringdon NP, and has sought to have included within the plan area all land, including SGRs land, which is capable of delivering sustainable growth at Faringdon within the emerging Local Plan period.

Development of the Core Strategy

Fernham Fields was considered for development in the Vale of White Horse (VOWH) Council's 2009 Core Strategy Preferred Options Consultation. The site was part of a larger site straddling Coxwell Road listed as site B; an alternative strategic site for development in Faringdon. Site A, between the A420 and the town, south of Park Road, was adopted by the council as the single preferred location for development, however, no sites other than sites A and B were considered to be a reasonable growth option when considering various constraints. Site B was not considered suitable as the preferred option at that stage because of openness and ecology issues. However these issues related mainly to land west of Coxwell Road which does not form part of the Fernham Fields planning area.

Local Plan 2029

Faringdon is listed in Policy 2 of the VOWH Local Plan 2029 as a market town, defined as settlements:

'that have the ability to support the most sustainable patterns of living with the Vale through their current levels of facilities, services and employment opportunities.'

The settlement of Faringdon is within the Western Vale sub-area and forms the main settlement within this market area functioning as the main service centre for the surrounding rural catchment. Policy 17 of the Local Plan details the Spatial Strategy for the sub-area. The future growth of Faringdon is key to support the town and wider area, to help it become more self-sustaining, boost the number of potential customers to the town centre, helping to reverse declining footfall and support a business case for better public transport. As one of the key main settlements, it is identified to deliver key growth objectives providing jobs, services and facilities.

Great Coxwell is identified as a 'smaller village' by Policy 2, with a low level of services and facilities, suitable for growth to meet local needs. This contrasts the strategic objectives for Faringdon, focusing on limited development and retaining rural character.



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Neighbourhood Plan Area

The NP Area follows the parish boundary for Great Coxwell Parish. Similarly the boundary of the Faringdon NP follows the boundary for Greater Faringdon Parish, excluding the Fernham Fields site. Previous representations have been made objecting to the designation of the NP area for Faringdon, which limits the growth of the settlement to the north, east and west boundaries. The exclusion of land to the south of Faringdon effectively precludes consideration of this area for future development.

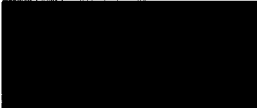
The inclusion of the land owned by SGR in the Great Coxwell NP Area is considered to be inappropriate. The site would provide a fundamental growth option for the future development of Faringdon and is immediately adjacent to the current settlement limit to the south. Therefore the inclusion of this site in the Great Coxwell NP would fundamentally limit the consideration of further growth options for Faringdon. The site in question is clearly well related to Faringdon and is divorced and isolated from the small village of Great Coxwell. Inclusion of this site within the NP would plainly be wrong; the parish boundaries of Great Coxwell and Greater Faringdon do not represent suitable neighbourhood plan areas in this case.

Notwithstanding SGR's concerns about the boundaries of the two NP's, the site should be recognised in the Great Coxwell NP as an urban extension of Faringdon which keeps growth away from the village itself.

In conclusion the designation of Great Coxwell NP Area is therefore considered undesirable as it includes an area that is, and has been considered, a reasonable alternative location for the development of Faringdon, specifically identified through the preparation of the Core Strategy for the Vale of White Horse.

Yours sincerely

For RPS



Richard Boother
Associate

cc. Stephen Tillman – SGR Faringdon Limited
Rob Bolton – SGR Faringdon Ltd.