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Planning and Development Consultancy

Planning Policy Team,
Vale of White Horse District Council,
Abbey House,
Abingdon,
OXON.
OX14 3JE

TAG/FER002

17th Dec. 2014

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Dear Sir/Madam ,

Re: Vale of White Horse Local Plan Part 1 , Consultation Dec. 2014

I have attached representations on behalf of Stockham Properties Ltd.
My client has made representations at earlier stages of the Local Plan and will continue to participate in this process in particular when Part 2 of the Local Plan is published.

Please do not hesitate to contact me should you wish to discuss these representations , or if anything is unclear.

Yours faithfully

[redacted]

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Vale of White Horse Local plan part 1. - representations on behalf of Stockham Properties Oxon Ltd.

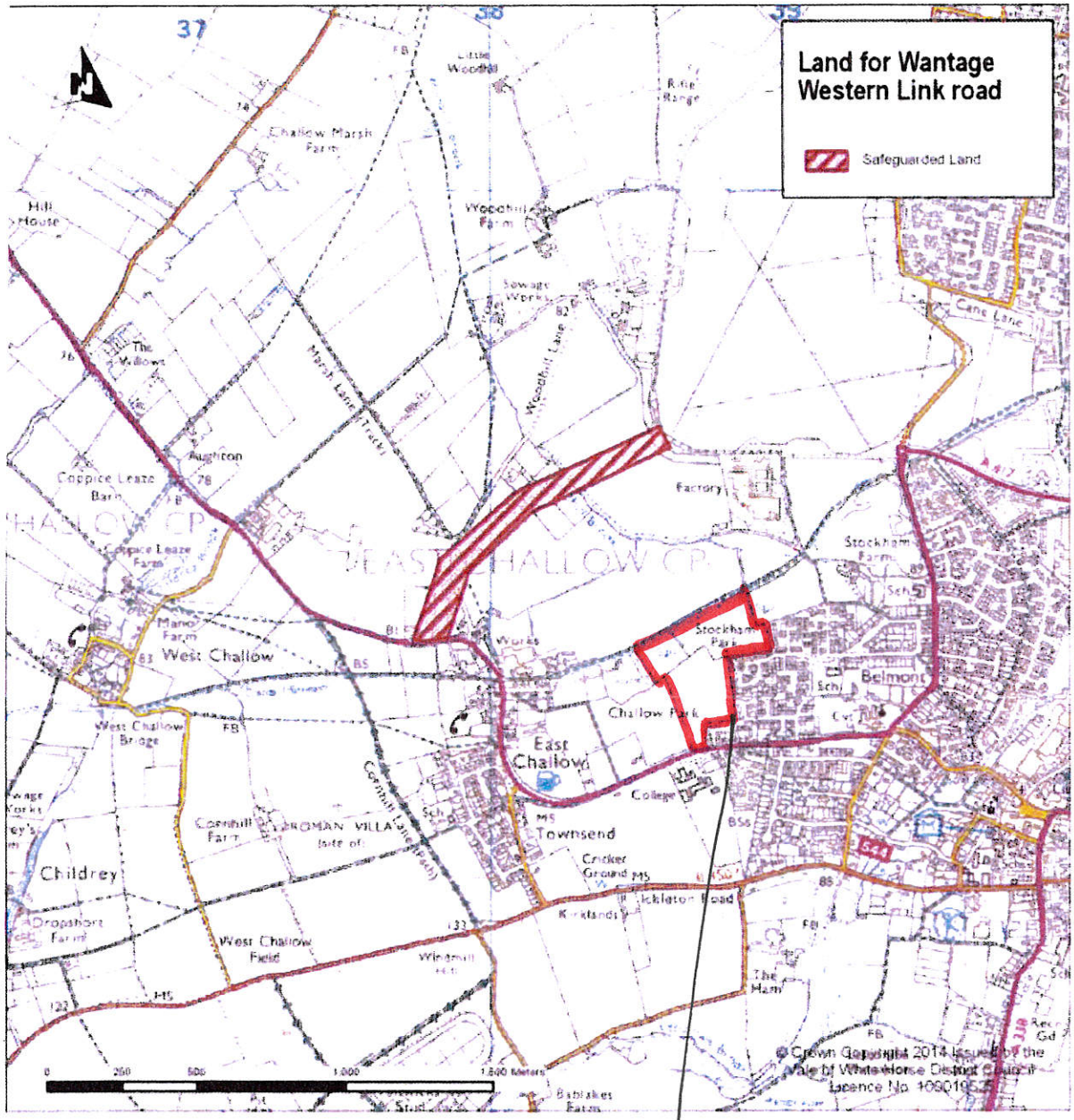
The following representations seek to make a number of general points about certain of the Core Policies in the Local Plan, but also seek specific amendments to the Policies Map for the South East Vale Sub Area as indicated on the enclosed plan.

CP4 Development Boundary.
This representation relates to the defined Development Boundary around Wantage and Grove. The boundary as drawn is illogical and inconsistent and will lead to numerous anomalies in the future which will be misleading and confusing.

i. The boundary now includes the allocation at Grove airfield but appears to exclude Grove Technology Park and the Crown Technologies sites. Both the employment sites exist but to date no development has taken place on the airfield. Both employment sites are contiguous with the airfield allocation.
ii. The boundary for Grove is drawn as a separate boundary to that for Wantage although they both meet at one point. This is unnecessary and illogical as it would be far simpler to create a single boundary around both settlements which could contain within it open space and gap definitions.
iii. Land at Stockham (off the Denchworth Road) is in the process of being developed and other land has planning permission for development. These areas have been excluded from the Development Boundary and are shown with no allocation. A similar situation applies in relation to land off Chain Hill and west of Manor Road.
iv. In order to avoid confusion in the future the boundary should be drawn more widely and follow grid lines rather than seek to follow built form. Within the boundary existing definitions such as AONB, open space and gap can continue to apply as they do at present.

Saved Policy NE10 Important Open Land.
Although this is a saved Policy it will continue to apply in the new plan , however the definition of the boundary has been modified on the Policies Map and this representation seeks a further modification. Land at Stockham south of the canal has now been excluded from this definition and this is supported. However further land which wraps around the western edge of Wantage and links with the excluded area at Stockham should also be excluded. This is indicated on the attached plan.

Ferax Planning
December 2014



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Land to be excluded from Important Open Land Policy NE10