

## Comment

**Consultee** Mr Robin Draper (756175)  
**Email Address**  
**Address**

**Event Name** LPP2 Publicity Period Oct - Nov 2017  
**Comment by** Mr Robin Draper  
**Comment ID** 331  
**Response Date** 21/11/17 19:59  
**Status** Submitted  
**Submission Type** Web  
**Version** 0.1

**Q1 To which part of the Local Plan does this representation relate? Please state the paragraph or policy or policies map.** Chap 2 para 2.10

**Q2 Do you consider the Local Plan is Legally Compliant?** Yes

**Q3 Do you consider the Local Plan is Sound?** No

**Q4 Do you consider the Local Plan complies with the Duty to Cooperate?** Yes

**Q5 Please provide details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to cooperate, please also use this box to set out your comments.**

The SHMA set a target of 20560 and to this has been added 2200 for Oxfords unmet need. Despite this in the Science Vale area, this is exacerbated by the Vale taking on itself to add a further 1400 in that area, without any justification or effective analysis of the cumulative impact of the development already proposed in LP Part 1, yet alone in this proposal. This is also unnecessary in view of the additional 1700 already added to the Valley Park total.

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The proposed addition of 1400 extra houses in Science Vale should be deleted. The load on that area is already excessive and the cumulative impact of the total has been insufficiently analysed to highlight the degree of risks involved with the Plan. The suggestion that this is necessary due to the removal of sites in the AONB by the Inspector, does not allow for the increase in the Valley Park total from 2500 to 4200

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**Email Address**

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**Event Name** LPP2 Publicity Period Oct - Nov 2017

**Comment by** Mr Robin Draper

**Comment ID** 332

**Response Date** 21/11/17 20:32

**Status** Submitted

**Submission Type** Web

**Version** 0.1

**Q1 To which part of the Local Plan does this representation relate? Please state the paragraph or policy or policies map.** Corer Policy 4

**Q2 Do you consider the Local Plan is Legally Compliant?** No

**Q3 Do you consider the Local Plan is Sound?** No

**Q4 Do you consider the Local Plan complies with the Duty to Cooperate?** Yes

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I am object to the use of the terminology "at least " which recurs in the document when listing the SHMA housing target as 20,560 ( 22,760 when the 2200 Oxford unmet need is added), This gives carte blanche to the council to add houses wherever they want and to any total and subverts the purpose of successive public consultations.

Moreover I am having difficulty justifying the Figures in the table on page 26. The figures there adds up to 24,748 which is some 1988 above the SHMA requirement of 20560 and the additional 2200 houses requirement for Oxford's unmet need, which total 22,760

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1. Delete all references in the documents to the words "at least" " in front of the SHMA target of 20,560 (22760 with Oxfords unmet need.) No attempt to increase the housing requirement beyond the SHMA limit should be permitted.

2. Correct the figures in the table on page 26 and any supporting references in the Plan and restrict all reference to housing targets to that in the SHMA 20,560 plus the 2200 required to meet Oxfords unmet need.

Any Plan which allows the council to subvert the declared figures and add to the burden of the local community without a detailed analysis of the cumulative impact of such additions, cannot be judges to be sound

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**Comment by** Mr Robin Draper

**Comment ID** 333

**Response Date** 21/11/17 20:38

**Status** Submitted

**Submission Type** Web

**Version** 0.1

**Q1 To which part of the Local Plan does this representation relate? Please state the paragraph or policy or policies map.** Chapter 1

**Q2 Do you consider the Local Plan is Legally Compliant?** No

**Q3 Do you consider the Local Plan is Sound?** No

**Q4 Do you consider the Local Plan complies with the Duty to Cooperate?** Yes

**Q5 Please provide details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to cooperate, please also use this box to set out your comments.**

The Local Plan Part 2 is not sound as it makes no attempt to analyse the cumulative impact of the housing provision on top of that already allowed for in Part 1. This repeats the failure in Part 1 to properly analyse the risks across all the infrastructure requirements.

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**need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.**

No further action on this part of the plan should be undertaken until such time as the Vale produces a concise summary of the cumulative impact of the proposals across the Vale. That will enable the local community and indeed the Inspector to understand what those impacts will be and the risks associated with the Plan and to make an informed judgement on whether the impacts and risks are acceptable and if the Plan is sound..

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**Comment by** Mr Robin Draper

**Comment ID** 335

**Response Date** 21/11/17 20:55

**Status** Submitted

**Submission Type** Web

**Version** 0.1

**Q1 To which part of the Local Plan does this representation relate? Please state the paragraph or policy or policies map.** Chapter 3

**Q2 Do you consider the Local Plan is Legally Compliant?** Yes

**Q3 Do you consider the Local Plan is Sound?** No

**Q4 Do you consider the Local Plan complies with the Duty to Cooperate?** Yes

**Q5 Please provide details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to cooperate, please also use this box to set out your comments.**

As the Science Vale concept and the related development is geared to maximising the benefit of the scientific expertise and potential in the area in developing a world class centre for science and innovation, it is not acceptable that more stress is not laid on restricting development in the Science Vale enterprise areas to uses which directly support the establishment of that world class centre. Given the current load on the infrastructure, is exacerbated by the undue number of already of permitted warehouses, any such further development should be refused in these areas as counter to the achievement of the Science Vale objectives. The scarce employment space should only be used to further scientific and technical innovation.

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Development in the Science Vale area should be restricted to uses that support the achievement of its objectives and particularly to preventing any further development of low skill warehouse employment with their HGV load on the fragile road network. Without such a focus the plan is not sound as it will work against the achievement of its objective of developing a world class centre for science and innovation

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**Q6 If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?** Yes - I wish to participate at the oral examination

*Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.*

**Q7 If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:**

I do not view the plan as focussed enough on developng the Science Vale area as a world class centre for sceince and innovation

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**Event Name** LPP2 Publicity Period Oct - Nov 2017  
**Comment by** Mr Robin Draper  
**Comment ID** 360  
**Response Date** 22/11/17 10:20  
**Status** Submitted  
**Submission Type** Web  
**Version** 0.1

**Q1 To which part of the Local Plan does this representation relate? Please state the paragraph or policy or policies map.** This section should be strengthened to ensure that no occupation of a development is allowed until such time as the access has been uprated to meet the requirements in Development Policy 15 and the off site requirements fully met

**Q2 Do you consider the Local Plan is Legally Compliant?** Yes

**Q3 Do you consider the Local Plan is Sound?** No

**Q4 Do you consider the Local Plan complies with the Duty to Cooperate?** Yes

**Q5 Please provide details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to cooperate, please also use this box to set out your comments.**

This section should be strengthened to ensure that no occupation of a development is allowed until such time as the access has been uprated to meet the requirements in Development Policy 15 and the off site requirements fully met. It is not sound to allow development to be occupied until such time as the access arrangements and infrastructure related to the site are in place and working.

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add a para iiiii to the Policy.No occupation of a development shall be allowed until:a.Any improvements to the site access have been completed andb. the off-site improvements to the highway infrastructure (including traffic management measures,cycleways, public rights of way and the public transport network are fully secured and working

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## Comment

**Consultee** Mr Robin Draper (756175)

**Email Address**

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**Event Name** LPP2 Publicity Period Oct - Nov 2017

**Comment by** Mr Robin Draper

**Comment ID** 372

**Response Date** 22/11/17 10:46

**Status** Submitted

**Submission Type** Web

**Version** 0.1

**Q1 To which part of the Local Plan does this representation relate? Please state the paragraph or policy or policies map.** Core Policy 16b Didcot Garden Town

**Q2 Do you consider the Local Plan is Legally Compliant?** Yes

**Q3 Do you consider the Local Plan is Sound?** No

**Q4 Do you consider the Local Plan complies with the Duty to Cooperate?** Yes

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The is section does not mention the need for effective Governance and the measures taken so far in developing this initiative are unsound in this respect .

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**if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.**

Add a new para:2.124.

Didcot Garden Town (DGT) straddles two District Councils , with all the difficulties that entails as well as numerous villages that will be affected by it.

Key to the maximising the benefit of the DGT Initiative is that effective, accountable and transparent governance arrangements are put in place in a timely fashion. In that there will be a need for strong representation by the surrounding villages and local communities with robust voting rights, to avoid their be adversely affected.

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**Email Address**

**Address**

**Event Name** LPP2 Publicity Period Oct - Nov 2017

**Comment by** Mr Robin Draper

**Comment ID** 383

**Response Date** 22/11/17 11:40

**Status** Submitted

**Submission Type** Web

**Version** 0.1

**Q1 To which part of the Local Plan does this representation relate? Please state the paragraph or policy or policies map.** Development Policy 29

**Q2 Do you consider the Local Plan is Legally Compliant?** Yes

**Q3 Do you consider the Local Plan is Sound?** No

**Q4 Do you consider the Local Plan complies with the Duty to Cooperate?** Yes

**Q5 Please provide details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to cooperate, please also use this box to set out your comments.**

A key to maintaining the distinctive rural nature of the county which helps to make it a desirable place to live, is the maintenance of green gaps between settlements and on urban fringes. The proposed Policy 29 is disappointingly weak and needs strengthening. It also neglects the protection of urban fringes

The old saved policy NE 10 was more explicit: IN THE URBAN FRINGES AND IMPORTANT OPEN GAPS BETWEEN SETTLEMENTS... DEVELOPMENT OR CHANGES OF USE WHICH WOULD HARM THEIR ESSENTIALLY OPEN OR RURAL CHARACTER WILL NOT BE PERMITTED

In addition in all applications the protection of green spaces and gaps should be shown on proposal maps and clearly defined and the cumulative impact of each development show in relation to other recent and proposed development.

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It is suggested that the wording of Policy 29 is strengthened on the lines of the following:

" The Council is intent that the special landscape of the Vale is protected by ensuring that the separate identity and urban fringes of settlements are safeguarded. To that end development proposals that would result in the physical joining or the unacceptable narrowing of a countryside gap between two separate settlements, or adversely affect the urban fringes of a settlement, will not be permitted. In particular the gaps between villages and towns will be completely protected. Ribbon development will also be refused. In such considerations the Council will take into account both the individual effects of the proposal and the cumulative effects of existing and other proposed developments."

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**Email Address**

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**Event Name** LPP2 Publicity Period Oct - Nov 2017

**Comment by** Mr Robin Draper

**Comment ID** 401

**Response Date** 22/11/17 14:18

**Status** Submitted

**Submission Type** Web

**Version** 0.1

**Q1 To which part of the Local Plan does this representation relate? Please state the paragraph or policy or policies map.** Development Policy 27 Contaminated Land

**Q2 Do you consider the Local Plan is Legally Compliant?** Yes

**Q3 Do you consider the Local Plan is Sound?** No

**Q4 Do you consider the Local Plan complies with the Duty to Cooperate?** Yes

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As written this policy serves to undermine the stronger measures in Development Policy 24 aimed at protecting communities from contamination. It should be strengthened to ensure that development does not occur in areas that are subject to pollution in line with the LP General Policy Section 4.24 that is: "The Council will aim to keep apart housing and other developments sensitive to pollution from potentially polluting uses where they cannot reasonably co-exist." This is particularly relevant with regard to landfill sites. The failure to robustly address this issue risks future challenges to the Councils approach to its 'duty of care' for local and future residents and the soundness of the plan.

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Add an additional paragraph to the Policy;

In line with its General Policy the Council will keep apart housing and other development sensitive to pollution from areas where they cannot reasonably co-exist. In particular any development adjacent to, or on historic landfill cells, will be rejected unless the Council can be totally assured that the pollution risks can be 100% mitigated. In this the existence of any residual risk, despite proposed mitigation measures will automatically lead to the rejection of a application.

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**Event Name** LPP2 Publicity Period Oct - Nov 2017  
**Comment by** Mr Robin Draper  
**Comment ID** 404  
**Response Date** 22/11/17 14:34  
**Status** Submitted  
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**Version** 0.1

**Q1 To which part of the Local Plan does this representation relate? Please state the paragraph or policy or policies map.** Development Policy 24

**Q2 Do you consider the Local Plan is Legally Compliant?** Yes

**Q3 Do you consider the Local Plan is Sound?** No

**Q4 Do you consider the Local Plan complies with the Duty to Cooperate?** Yes

**Q5 Please provide details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to cooperate, please also use this box to set out your comments.**

I support this Policy, but suggest that it should highlight the issue of development next to landfill sites.

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Redraft first sentence

Development proposals should be appropriate to their location and should be designed to ensure that the occupiers of new development will not be subject to adverse effects from existing or neighbouring uses **and especially historic or existing landfill sites.**

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**Event Name** LPP2 Publicity Period Oct - Nov 2017

**Comment by** Mr Robin Draper

**Comment ID** 411

**Response Date** 22/11/17 14:52

**Status** Submitted

**Submission Type** Web

**Version** 0.1

**Q1 To which part of the Local Plan does this representation relate? Please state the paragraph or policy or policies map.** Development Policy 33 Open Spaces

**Q2 Do you consider the Local Plan is Legally Compliant?** Yes

**Q3 Do you consider the Local Plan is Sound?** No

**Q4 Do you consider the Local Plan complies with the Duty to Cooperate?** Yes

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Too many major developments ( I believe that means of 10 houses or more) disregard the needs for childrens play areas withint their boudaries, normally by making some small contribution to facilities elsewhere. The provision should be strengthened so that all major developments include play areas, as well as contributing towards wider provision.

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Add. All major residential developments are to make provision for childrens play areas with their boundaries or provide that provision wihin a young child's walking distance of their development

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**Event Name** LPP2 Publicity Period Oct - Nov 2017  
**Comment by** Mr Robin Draper  
**Comment ID** 412  
**Response Date** 22/11/17 15:23  
**Status** Submitted  
**Submission Type** Web  
**Version** 0.1

**Q1 To which part of the Local Plan does this representation relate? Please state the paragraph or policy or policies map.** Policy 8a Dalton Barracks

**Q2 Do you consider the Local Plan is Legally Compliant?** Yes

**Q3 Do you consider the Local Plan is Sound?** No

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The chance to develop Daltons Barracks is welcome, if the Army leaves. When that occurs however, provision must be made to retain the Army Reserve Centre to the East of the site as an integral part of the local community and to encourage recruiting.

I am concerned however at the proposed overdevelopment of the site in the longer term, with mention of 4000 houses. This would serve as an unacceptable intrusion into the greenbelt. I welcome the current mention of the western part of the site being designated as a country park and would like that greatly enlarged to the east and defined in LP2, thereby protecting the greenbelt as much as possible. The

actual development should only be allowed in that part of the green belt that currently includes buildings as far as the adjacent N-S road serving those buildings, but not to its west.

There is already a great deal of development in this area and it is important that a detailed analysis of the cumulative impact of adding this site with 1200 houses to the other development is undertaken, to prove that this size of development is viable, not least in terms of the highways infrastructure.

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Building on this site should be restricted to the area to the east of the north-south road running adjacent to the current built up area, the remainder of the site being allocated to the country park. This would minimise the intrusion into the greenbelt and enhance the Garden Village proposal. In planning the development the amenity of the Army Reserve Centre on the east of the site should be retained.

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**Comment ID** 417  
**Response Date** 22/11/17 16:07  
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**Submission Type** Web  
**Version** 0.1

**Q1 To which part of the Local Plan does this representation relate? Please state the paragraph or policy or policies map.** Development Policy 19 andA

**Q2 Do you consider the Local Plan is Legally Compliant?** Yes

**Q3 Do you consider the Local Plan is Sound?** No

**Q4 Do you consider the Local Plan complies with the Duty to Cooperate?** Yes

**Q5 Please provide details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to cooperate, please also use this box to set out your comments.**

Science Vale is meant to be developing into a World Class science and innovation centre, with Milton Park as its Life Sciences focus. To be successful it must attract world class businesses, which will not be impressed by a large lorry park as one of the first views on exiting the roundabout, onto what should be an attractive Gateway to Science Vale. There are other industrial areas where this would be better sited. If it is to be there, it should be restricted in size to no more than 10 lorries and then only for short rest periods.

**Q6. Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the matter you have identified at 5 above. (NB Please note that any non-compliance with the duty to cooperate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.**

Either the lorry park should be removed from the plan as a distraction from the Gateway to Science Vale or it should be a small area for not more than 10 lorries with rest periods limited to no more than a few hours..

**Would you like to hear from us in the future?**

. I would like to be kept informed about the progress of the Local Plan