



Local Plan 2031 Part 2
Publication Version
Representation Form

Ref:

(For official
use only)

Name of the Local Plan to which this representation relates:

Vale of White Horse
Local Plan 2031 Part 2

Please return by 5pm on Wednesday 22 November 2017 to: Planning Policy, Vale of White Horse District Council, 135 Eastern Avenue, Milton Park, Milton, Abingdon, OX14 4SB or email planning.policy@whitehorsedc.gov.uk

This form has two parts:

Part A – Personal Details

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A

1. Personal Details*

*If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.

2. Agent's Details (if applicable)

Title	<input type="text" value="Mr"/>
First Name	<input type="text" value="Peter"/>
Last Name	<input type="text" value="Ashbourne"/>
Job Title (where relevant)	<input type="text"/>
Organisation representing (where relevant)	<input type="text"/>
Address Line 1	<input type="text"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text"/>
Postal Town	<input type="text"/>
Post Code	<input type="text"/>
Telephone Number	<input type="text"/>
Email Address	<input type="text"/>

<input type="text"/>

Sharing your details: please see page 3

Part B – Please use a separate sheet for each representation

Name or organisation:

3. To which part of the Local Plan does this representation relate?

Paragraph

Policy

4a & 15b

Policies Map

4. Do you consider the Local Plan is: *(Please tick as appropriate)*

4. (1) Legally compliant

Yes

No

4. (2) Sound

Yes

No

4. (3) Compiles with the Duty to Cooperate

Yes

No

5. 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 Cooperate. 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.

In response to Part 1 of the Local Plan, the Inspector (File Ref: PINS/V3120/429/5) commented at length in sections 112 to 124 and 135 on the Housing Allocations in the North Wessex Downs Area of Outstanding Natural Beauty. His conclusion that the plan could be a soundly based strategy was subject, among other items, to the deletion of the housing allocations in the North West Downs AONB.

“The NPPF’s exceptional circumstances and public interest tests would be ultimately applied as part of the consideration of any planning applications for housing on these sites, having regard to the evidence available at that time. However, balancing my findings in respect of all that I have read, heard and seen at this point in time, I consider it unlikely that the exceptional circumstances necessary to approve such an application would reasonably be considered to exist. Consequently, the plan’s housing allocations on sites 12 and 13 are not soundly-based.”

Local Plan Core Policy 15b and Appendix A present no evidence that the objections raised by the Inspector have been addressed.

The referenced SQW (2017) Harwell Campus “Exceptional Circumstances” report cannot be found through the links provided nor through a thorough internet search. If it is used in evidence it must be presented and a fresh opportunity given for objection.

In effect the Inspector’s conclusion that “There is nothing to suggest that alternative sites for this housing, outside the AONB but within/close to Science Vale, could not be found if necessary.” has not been addressed.

If approved, the proposed housing development would be by far the largest ever undertaken within an AONB in the UK. The precedent that would be set alone seriously undermines the national policy and obligation to give AONB the highest status of protection.

“115. Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status

of protection in relation to landscape and scenic beauty...

116. Planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest.”

<https://www.gov.uk/guidance/national-planning-policy-framework/11-conserving-and-enhancing-the-natural-environment>

Any consideration of setting such protection aside must have the highest standards applied including full and proper consideration of achieving stated aims in areas outside the AONB. This is not addressed properly in the Plan.

The justification (2.96) that “ in the case of housing at Harwell Campus, deliver bespoke housing types and tenures tailored specifically to meet the identified business and local economic needs of the Campus” is made without any clear policy to deliver such bespoke housing. Indeed at the concentration proposed and with the consequent damage to the AONB it is highly unlikely that those attracted to work at the Campus would choose this development as a place to live. There appears to be no research on the take up of housing in the adjacent Chilton development by those working on the Campus. Such a study is surely a prerequisite to establishing likely outcomes. In any case the Inspector considered and rejected such an approach as justifying an allocation within the AONB.

Further in Appendix C it is stated that “*The land proposed for development at Harwell Campus is already allocated for development and is predominantly brownfield (previously developed) land*”

The proposed area from LPP1 has been enlarged to include a substantial plot north of Icknield Way that is clearly not brownfield.

No consideration has been given to the historical importance of Icknield Way known to be the oldest road in Britain and of considerable value locally and nationally as a right of way and amenity, for this part within an AONB.

(Continue on page 4 /expand box if necessary)

6. 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.

The proposed 1000 new dwellings within the North Wessex Downs AONB, identified as part of the Harwell Campus should be removed entirely from the plan. This will ensure that the national policy of protection for AONB is respected. The plan cannot be regarded as sound until due note has been taken of the specific recommendation of the Inspector to remove the allocation from the Plan.

(Continue on page 4 /expand box if necessary)

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

No, I do not wish to participate at the oral examination

Yes, I wish to participate at the oral examination

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

I am a tenant, not a landlord, in North Drive, facing the Harwell Campus. I have therefore the advantage of knowing the area well without the bias of a threat to the value of property I own. I believe I am well placed to defend an AONB from a locally wholly unwelcome development, and one which would set a national precedent contrary to the intentions of the protection accorded to AONBs

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

Signature:

Date:

Sharing your personal details

Please be aware that, due to the process of having an Independent Examination, a name and means of contact is required for your representation to be considered. Respondent details and representations will be forwarded to the Inspector carrying out the examination of the Local Plan after the Publicity Period has ended. This data will be managed by a Programme Officer who acts as the point of contact between the council and the Inspector and respondents and the Inspector.

Representations cannot be treated as confidential and will be published on our website alongside your name. If you are responding as an individual rather than a company or organisation, we will not publish your contact details (email / postal address and telephone numbers) or signatures online, however the original representations are available for public viewing at our council office by prior appointment. All representations and related documents will be held by Vale of White Horse District Council for a period of 6 months after the Local Plan is adopted.

Would you like to hear from us in the future?

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

I would like to be added to the database to receive general planning updates

Please do not contact me again

Further comment: Please use this space to provide further comment on the relevant questions in this form. **You must state which question your comment relates to.**

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Alternative formats of this form are available on request. Please contact our customer service team on 01235 422600 (Text phone users add 18001 before you dial) or email planning.policy@whitehorsedc.gov.uk

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