

Dijksman Planning

35 Berkeley Road, Newbury, RG14 5JE

Matter 6: South East Vale Sub Area

Vale of White Horse Local Plan 2031

Local Plan 2031 Part 2

Examination

July – September 2018

Representations on Behalf of

Gale & Binning

Matter 6: South East Vale Sub Area

6.2 Are the seven Didcot Garden Town Masterplan Principles justified and would they provide an appropriate basis for the future preparation of more detailed planning policies for the area?

Objections to Proposed Green Buffers

I wish to object to the use of the Garden Town masterplan to extend the influence of this project to create an unnecessary and unjustifiable additional landscape designation, referred to as 'a green buffer' around the town.

The Plan Creates Unnecessary Landscape Based Restrictions on areas Visually and Physically unrelated to the Garden Town.

- The proposed green buffers around villages that have appeared, as part of the Masterplan for the Town, are an unwarranted and unnecessary expansion of the remit of the project.
- The surrounding villages are already subject to the usual raft of development control policy constraints and controls.
- The proposed Masterplan now seeks to add to this existing latticework of development plan policy restrictions a new broad-brush local 'Green Belt' beyond the edge of the Garden Town.
- This appears to have no empirical or landscape justification beyond a vague notion of landscape protection, but from what is not made clear.
- Why this buffer is considered necessary in the context of existing Local Plan policies is genuinely impossible to establish from the wording within the document.
- The Didcot Garden Town is a blend of green spaces and new developments, combined enhanced accessibility and permeability. The creation of a series of neighbourhoods with individual identities is understood and logical.
- There is no justification for this project to involve additional policy controls upon large areas of open countryside that have no conceivable visual or physical relationship to the new built form of the town.